

Jersey City Housing Authority

PHA Plans

5 Year Plan for Fiscal Years 2002 - 2006
Annual Plan for Fiscal Year 2002

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Jersey City Housing Authority

PHA Number: NJ39P009

JCHA Fiscal Year Beginning: (04/01/2002)

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the JCHA
- PHA development management offices
- PHA local offices – Section 8 Office re: Housing

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other: *Rental Assistance Program Office*

JCHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below): *Rental Assistance Program Office – Housing Choice Voucher Program Administrative Plan only*

5-YEAR PLAN
JCHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The mission of the JCHA is to offer and provide qualified lower income families and senior citizens with the best opportunities for gaining affordable housing within reasonably safe, working neighborhoods; and, simultaneously promote economic self-sufficiency for families, continued independent living for senior citizens and maximum accommodation for persons with disabilities.***

In achieving our Mission, the JCHA is committed to:

Public service which reflects the highest standards of personal integrity, professional performance, public accountability, and a "Do what is necessary to get the job done" approach to our work;

Promoting reciprocal responsibility on the part of the residents of JCHA public housing, mixed-income and affordable housing developments and rental assistance program participants;

Growing partnerships with site resident and neighborhood organizations, local and state governments, private sector developers and property owners and support service providers;

Making substantial contributions towards creating and sustaining urban neighborhoods which offer all citizens growing opportunities for creating better lives on common ground with more than a bit of human dignity, and

Doing the above in the full spirit of all civil rights and non-discrimination laws and of affirmatively furthering fair housing opportunities.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHA's scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

The following are the JCHA's primary and supportive goals for 2002-2006. See "JCHA's Strategic Goals 2000" at the end of this section for the complete Mission and Goals statement, including Performance Objectives and Performance Measurements.

PRIMARY GOALS

1. *Revitalize Distressed "Projects" and Build New Communities*
2. *Dramatically Improve Existing Site Conditions*
3. *Promote and Enforce Resident Responsibility*
4. *Promote and Support Resident Self-Sufficiency*
5. *Improve and Expand Senior Citizen Housing Opportunities*
6. *Maximize Participant and Neighborhood Results of Rental Assistance Programs*
7. *Achieve Greater Financial Stability*
8. *Ensure Civil Rights and Fair Housing Opportunities*

SUPPORTIVE GOALS

9. *Augment Staff Training and Development*
10. *Enhance and Expand Management Information Systems*
11. *Broaden and Foster Agency Communications*

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- JCHA Goal: Expand the supply of assisted housing objectives:
 - Apply for additional rental vouchers: *See Goal #1 and #6*
 - Reduce public housing vacancies: *See Goal #2*
 - Leverage private or other public funds to create additional housing opportunities: *See Goal #1*
 - Acquire or build units or developments: *See Goal #1*
 - Other (list below)
Act as financing mechanism, e.g. tax exempt bonds, through creation of not-for-profit corporations (e.g. Homeownership Partners Inc.).
Utilize Section 8 Project-Based Assistance to develop "new" affordable units.

- JCHA Goal: Improve the quality of assisted housing objectives:
 - Improve public housing management: (PHAS score) *See Goal #2*
 - Improve voucher management: (SEMAP score) *See Goal #6*
 - Increase customer satisfaction: *See All Goals*
 - Concentrate on efforts to improve specific management functions: (list; e.g. check voucher unit lease-up rates, unit turn around time, apartment inspection quality and frequency, unit extermination, MASS related, cost efficiencies) *See All Goals*
 - Renovate or modernize public housing units: *See Goal #2*
 - Demolish or dispose of obsolete public housing: *See Goal #1*
 - Provide replacement public housing: *See Goal #1*
 - Provide replacement vouchers: *See Goal #1 and #6*
 - Other: (list below)

- JCHA Goal: Increase assisted housing choices
 - Objectives:
 - Provide voucher mobility counseling: *See Goals #1 and 6*
 - Conduct outreach efforts to potential voucher landlords: *See Goal #6*
 - Increase voucher payment standards: *See Goal #6*
 - Implement voucher homeownership program: *See Goals #1 and 6*
 - Implement public housing or other homeownership programs: *See Goals #1 and 6*
 - Implement public housing site-based waiting lists: *See Goal 2*
 - Convert public housing to vouchers:
 - Other: (list below)
Increase rental and homeownership opportunity for persons with disabilities, especially as part of the Curries Woods, Dwight Street Homes, Lafayette Village & Lafayette Gardens HOPE VI Revitalization Programs.

HUD Strategic Goal: Improve community quality of life and economic vitality

- JCHA Goal: Provide an improved living environment
 - Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: *See Goals #1, 2, 4 & 6*
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements: *See Goals #1 & 2*
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities) *See Goal 5*

- Other: (list below)
Develop new mixed-income communities through HOPE VI Revitalization Programs (Curries Woods, Dwight Street Homes, Lafayette Village, Lafayette Gardens and A. Harry Moore Apts.).

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- JCHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families: *See Goal 4*
 - Provide or attract supportive services to improve assistance recipients' employability: *See Goal 4*
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities. *See Goals #1 and 5*
 - Other: (list below)
Provide homeownership and credit counseling and maintenance training to promote homeownership.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- JCHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives: *See Goal 8*
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)
Section 8 Mainstream Program for Persons with Disabilities.

Other JCHA Goals and Objectives: (list below)

JCHA Goals are listed on Page One.

Annual JCHA Plan
JCHA Fiscal Year 2002
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the JCHA will submit.

Standard Plan

Streamlined Plan:

- High Performing JCHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual JCHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the JCHA has included in the Annual Plan.

The following document represents the Jersey City Housing Authority's Five Year Strategic and (third year) Annual Plan developed in accordance with the requirements of the Quality Housing and Work Responsibility Act of 1998 (QHWR), attendant rules, regulations and mandated "template" of the U.S. Department of Housing and Urban Development (HUD). The Plan was further developed in cooperation with the JCHA Resident Advisory Board (RAB) and City of Jersey City and is coordinated with, and an integral component of the City of Jersey City's Consolidated Plan.

In accordance with HUD regulations, the Plan was made available to the public and for public comment on October 19, 2001. It will be introduced for formal consideration at a Public Hearing conducted by the JCHA Board of Commissioners, inclusive of due consideration of all public comments received on December 5, 2001; and will be formally adopted for submission to HUD, inclusive of additional public comment consideration, on January 9, 2002.

iii. Annual Plan Table of Contents

[24 CFR Part 903.79 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the JCHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- nj009a02FY 2002 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- nj009b02 – Section 8 Homeownership Capacity Statement
- nj009c02 – Implementation of Public Housing Resident Community Service Requirements
- nj009d02 - Pet Policy
- nj009e02 - RASS Response
- nj009f02 - Resident Membership of PHA Governing Board

- nj009g02 – Membership of the Resident Advisory Board/s
- nj009h02 - Progress in Meeting the 5-Year Plan Mission and Goals
- nj009i02 - Voluntary Conversion Assessment Resolution
- nj009j02 - Comments of Resident Advisory Board or Boards (must be attached if not included in JCHA Plan text)

Optional Attachments:

- nj009k02 - FY 2002 Capital Fund Program 5 Year Action Plan
- Other (List below, providing each attachment name)
 - nj009l02 – Background and Introduction
 - nj009m02 – Annual JCHA Plan Executive Summary
 - nj009n02 – Strategic Goals
 - nj009o02 - Lafayette Gardens & Morris Canal/Lafayette Park HOPE VI Neighborhood Revitalization Plan Executive Summary
 - nj009p02 - Resolution Authorizing the JCHA Five-Year Strategic and Annual Operating Agency Plan for Public Housing and Rental Assistance Programs

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the JCHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	JCHA Plan Certifications of Compliance with the JCHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the JCHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the JCHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the JCHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. JCHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at JCHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
Scheduled for 4/1/02	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
NA	Any cooperative agreement between the JCHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8 Included in the Section 8 Administrative Plan	Annual Plan: Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the JCHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the JCHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary) See Table of Contents	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the JCHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the JCHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the JCHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	18,978	5	5	5	5	5	3
Income >30% but <=50% of AMI	10,393	5	5	5	5	5	3
Income >50% but <80% of AMI	15,815	5	5	5	5	5	4
Elderly	7,232	5	4	4	5	2	5
Families with Disabilities	2,418	5	5	5	5	3	5
Race/Ethnicity (WHT)	16,538	5	5	5	5	5	4
Race/Ethnicity (BLK)	12,516	5	5	5	5	5	4
Race/Ethnicity (HISP)	10,935	5	5	5	5	5	4
Race/Ethnicity (OTH)	5,197	5	5	5	5	5	4

What sources of information did the JCHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000 - 2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
U.S. Census Data 1990

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the JCHA's waiting list/s. **Complete one table for each type of JCHA-wide waiting list administered by the JCHA.** JCHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	4172		100
Extremely low income <=30% AMI	3216	77%	
Very low income (>30% but <=50% AMI)	728	17%	
Low income (>50% but <80% AMI)	228	6%	
Families with children	2498	60%	
Elderly families	443	11%	
Families with Disabilities	434	10%	
Race/ethnicity (WHT)	224	5%	
Race/ethnicity (BLK)	2346	56%	
Race/ethnicity (HISP)	1481	36%	
Race/ethnicity (OTH)	121	3%	

Housing Needs of Families on the Waiting List

Characteristics by Bedroom Size (Public Housing Only)			
1BR	1057	22.5%	
2 BR	1656	35.3%	
3 BR	1603	34.2%	
4 BR	318	6.8%	
5 BR	52	1.1%	
5+ BR	6	.1%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the JCHA expect to reopen the list in the JCHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the JCHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1477		200
Extremely low income <=30% AMI	1064	72%	
Very low income (>30% but <=50% AMI)	389	26%	
Low income (>50% but <80% AMI)	24	2%	
Families with children	1087	74%	
Elderly families	65	4.40%	
Families with Disabilities	276	19%	
White/Hispanic	355	24%	
White/Non-Hispanic	170	12%	
Black/Hispanic	33	2.23%	
Black/Non-Hispanic	580	39.26%	
American Indian – Native Alaskan/Hispanic	3	.20%	
American Indian – Native Alaskan/Non-Hispanic	5	.34%	
Asian – Pacific Islander/Hispanic	10	.68%	
Asian – Pacific Islander/Non-Hispanic	30	2.03%	

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? *Oct. 1, '95 - 6 years*

Does the JCHA expect to reopen the list in the JCHA Plan year? No Yes

Does the JCHA permit specific categories of families onto the waiting list, even if generally closed? No Yes – *For specific targeted programs (e.g., Mainstream Program, Family Unification Program and Single Room Occupancy Room Program).*

C. Strategy for Addressing Needs

Provide a brief description of the JCHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the JCHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the JCHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)*
Promote program integrity to ensure only eligible and responsible families participate in public and assisted housing programs.

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Utilize Section 8 vouchers for homeownership and project-based assistance projects. The JCHA will partner with Jersey City to develop and implement a joint venture proposal which provides project based Housing Vouchers as an incentive to rehab vacant City-owned properties. Utilize “operating subsidy-only mechanism” for new housing projects (e.g. Senior Living Center).

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work – *Public Housing only*
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work - *Public Housing only*
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)
 - *Develop new elderly housing with assisted living programs (Senior Living Center at Lafayette Gardens).*
 - *Provide assisted living services for existing elderly developments.*

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Ensure feasible accessibility, modifications, adaptability and visitability in upcoming HOPE VI on-going programs, new plans (e.g. Lafayette Gardens) and projected programs. Provide homeownership opportunities for persons in need of accessible units.

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of JCHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Host community events to celebrate the community's ethnic and racial diversity.

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the JCHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the JCHA
- Influence of the housing market on JCHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)
All JCHA Strategic Goals

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the JCHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the JCHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	\$26.2 M.	
b) Public Housing Capital Fund/RHP	\$8.7 M.	
c) HOPE VI Revitalization	<i>See below</i>	
d) HOPE VI Demolition	\$1.1M	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$21.1M.	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$848,373	
g) Resident Opportunity and Self-Sufficiency Grants	<i>In HOPE VI \$</i>	
h) Community Devel. Block Grant	\$213,000	After School Programs
2. Prior Year Federal Grants (unobligated funds only) (list below)		
HOPE VI	\$7,497,000	HOPE VI Program
3. Public Housing Dwelling Unit Rental Income	\$9,564,000	Operating Expenses
Non-Dwell	\$5,000	Operating Expenses
4. Other federal income (list below)		
Interest	\$337,000	Operating Expenses
Other	\$240,000	Operating Expenses
5. Non-federal sources (list below)		
DSH Proceeds	\$140,000	Development of Additional homeownership units

Note #1: The JCHA reserves the right to shift up to 20% of its capital funds to the operating budget.

Note #2: The JCHA intends to utilize the new QHwRA-permitted "borrowing" of future Capital Fund monies to pay for capital improvements by using current Public housing operating reserve money for the purpose of completing large work items in one year instead of phasing the work over a period of two to three years.

3. JCHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

See Attachment 3A: Summary of JCHA's Applicant Selection and Assignment Policy, Attachment 3B: JCHA's Deconcentration and Preferences Policy, Attachment Binder 3C for the JCHA's Complete "Application Selection & Assignment Policy", and Lafayette Village Management Plan, and Attachment 3D: Transfer Policy.

(1) Eligibility

a. When does the JCHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (100)
- When families are within a certain time of being offered a unit: (3-9 months)
- Other: (describe)

b. Which non-income (screening) factors does the JCHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)
Credit history for Homeownership Developments.

c. Yes No: Does the JCHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the JCHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the JCHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the JCHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- JCHA main administrative office
- JCHA development site management offices
- Other (list below)

Lafayette Village Management office for Lafayette Village only. Senior Living Center at Lafayette Gardens.

c. If the JCHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3)

Assignment

1. How many site-based waiting lists will the JCHA operate in the coming year?*11*
- *Marion Gardens, Booker T. Washington and Annex, Hudson Gardens, Holland Gardens, Montgomery Gardens, Berry Gardens/Danforth, Erie Street, Dwight Street Homes, Lafayette Village, Senior Living Center, 136 Arlington*

2. Yes No: Are any or all of the JCHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists? *1 - Senior Living Center at Lafayette Gardens*

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? *10*

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- JCHA main administrative office
- All JCHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
 Two
 Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the JCHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the JCHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies: *

In what circumstances will transfers take precedence over new admissions? (list below) *

- Emergencies
 Overhoused (limited)
 Underhoused (limited)
 Medical justification (limited)
 Administrative reasons determined by the JCHA (e.g., to permit modernization work) (limited)
 Resident choice: (state circumstances below)
 Other: (list below)

- *To accommodate families with persons with disabilities requiring an accessible unit.*
- *To accommodate home purchases at Dwight Street Homes.*

* Except for emergency and HOPE VI related assignments, the JCHA's policy is to "alternate" between Applicant Selection and "Transfer" Waiting List.

c. Preferences

1. Yes No: Has the JCHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the JCHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - *JCHA residents for DSH Homeownership Program.*
 - *Curries Woods Residents for 3 homeownership units on Pamrapo Avenue.*
 - *Dwight Street Homes preference for neighborhood residents.*
 - *Lafayette Gardens relocatees (currently for buildings #9 & 10) preference for Lafayette Village.*

3. If the JCHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- 2 Veterans and veterans' families
- 2 Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 1 Households that contribute to meeting income goals (broad range of incomes)
- 1 Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- 2 Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The JCHA applies preferences within income tiers
Income tiers for Lafayette Village only.
- Not applicable: the pool of applicant families ensures that the JCHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The JCHA-resident lease
- The JCHA's Admissions and (Continued) Occupancy policy
- JCHA briefing seminars or written materials
- Other source (list)
Individual Developments' Resident Manuals and/or Handbooks

b. How often must residents notify the JCHA of changes in family composition?

(select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

- a. Yes No: Did the JCHA’s analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

Holland Gardens fall below the average income range. Applicant Selection policies will apply for raising the average income at Holland Gardens. Booker T. Washington Apts. and Montgomery Gardens are above the average income range and are part of the JCHA’s strategy to increase incomes of PHA residents.

- b. Yes No: Did the JCHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

- d. Yes No: Did the JCHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

- e. If the answer to d was yes, how would you describe these changes? (select all that apply)

Note: The JCHA takes all of the following actions, but not in direct response to the results of the deconcentration analysis.

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments (ALL Developments)
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below):
Self-Sufficiency Programs and Initiatives

- f. Based on the results of the required analysis, in which developments will the JCHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below: All developments, except Senior Citizen Sites, and especially Holland Gardens which was originally below 85% of income averages.

- g. Based on the results of the required analysis, in which developments will the JCHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

(6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule. If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these Developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1) (iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Booker T. Washington Apartments			See "Deconcentration Policy" and Applicant Selection, Admissions and Continued Occupancy Policy, Attachment Binder 3C.
Montgomery Gardens			
Holland Gardens			

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

- a. What is the extent of screening conducted by the JCHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)
- Screening re: assisted housing programs for tenancy violations or double subsidies, credit reports check for rent delinquency and home visits for HOPE VI-related relocation.*
- b. Yes No: Does the JCHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the JCHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the JCHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity (*if available and requested*)
- Other (describe below)
- Eviction history, damage to units and other aspects of tenancy history.*

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation (Bergenvue SRO)
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- JCHA main administrative office
 Other (list below) Section 8 Program office

(3) Search Time

a. Yes No: Does the JCHA give extensions on standard 60-day period to search for a unit? *Time limit of 120 day search period.*

If yes, state circumstances below:

1. *When reasonable "best efforts" are not successful*
2. *"Special Needs" and large family households.*
3. *Found apartment didn't meet Housing Quality Standards and Payment Standard limitations.*
4. *HOPE VI Relocates*

(4) Admissions Preferences

a. Income targeting

Yes No: Does the JCHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the JCHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the JCHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence (*witnesses*)
 Substandard housing
 Homelessness (*SRO – only*)
 High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability

- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
Graduates of HUD-approved transitional housing programs and off-site relocation in connection with HOPE VI activities or JCHA modernization activities. Victim witnesses living within JCHA's public and affordable housing developments.

3. If the JCHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

See Housing Choice Voucher Program Administrative Plan for the complete list of current local priorities.

6. Date and Time

Former Federal preferences

- | | |
|---|---|
| 1. Voluntary Relocation in connection with HOPE VI Programs | 4. Working families with housing needs. |
| 2. Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) | 5. Non-working families with housing needs. |
| 3. Victims of domestic violence | |

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
Victim witnesses living within JCHA's public and affordable housing developments.

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
- Date and time of application
- Drawing (lottery) or other random choice technique
5. If the JCHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)
- This preference has previously been reviewed and approved by HUD
- The JCHA requests approval for this preference through this JCHA Plan
6. Relationship of preferences to income targeting requirements: (select one)
- The JCHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the JCHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the JCHA contained? (select all that apply)
- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)
- b. How does the JCHA announce the availability of any special-purpose section 8 programs to the public?
- Through published notices
- Other (list below) *Notification to families on the existing waiting list*

4. JCHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: JCHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the JCHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The JCHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The JCHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the JCHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the JCHA adopted any discretionary minimum rent hardship exemption policies? ***Statutory only***

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the JCHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the JCHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

Note: The JCHA will implement the mandatory (QHWRA – required) “Earned Income Exclusions” as described in the JCHA’s Admissions & Continued Occupancy Policy.

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments

Yes but only for some developments

No – Ceiling Rents were replaced with Flat Rents on 4/1/00.

2. For which kinds of developments are ceiling rents in place? (select all that apply)

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents * *Note: But will be changing to "flat rents" based upon market value see #2 below*
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the JCHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option – (*Decrease*)
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below) *Change in family composition should be reported at time of occurrence. If a family received a mid-year rent decrease – they must report a subsequent increase in income as soon as it occurs.*

g. Yes No: Does the JCHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the JCHA use to establish comparability? (select all that apply.) *The JCHA will use the following:*

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)
 - Market comparability study
 - Fair market rents (FMR)
 - 75 percent of operating costs
 - 100 percent of operating costs for general occupancy (family) developments
 - Operating costs plus debt service
 - The “rental value” of the unit

Note: The JCHA approved Flat Rent schedule in January, 2000, and implemented the Flat Rent Schedule on April 1, 2000 for the period of 4/01/00 through 3/31/03.

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the JCHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the JCHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the JCHA's segment of the FMR area
- The JCHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the JCHA chosen this level?
(select all that apply)

- FMRs are not adequate to ensure success among assisted families in the JCHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)
Improve 90% "Lease-Up" rate.

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the JCHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)
Rent Reasonableness Survey, length of time to find units, qualifying for Section 8 housing.

(2) Minimum Rent

a. What amount best reflects the JCHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the JCHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. JCHA Management Structure

Describe the JCHA's management structure and organization.

(select one)

- An organization chart showing the JCHA's management structure and organization is attached.
- A brief description of the management structure and organization of the JCHA follows:

B. HUD Programs Under JCHA Management

List Federal programs administered by the JCHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the JCHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	3,190 (PFS)*	
Section 8 Vouchers and Certificates	2,879	200
Section 8 Mod Rehab	100	5
Special Purpose Section 8 Certificates/Vouchers (list individually)		10%
Mainstream/Disability	200	20
Family Unification	220	25
Relocation/Repla demo	273	20
Public Housing Drug Elimination Program (PHDEP)	3,375	NA
Other Federal Programs (list individually)		
-Section 8 Project Based Assistance	72	4%
-Section 8 HAP Administrative Contract	348	5%
- New HOPE VI units		
Lafayette Village**	124	
Dwight Street Homes	27	
Lafayette Village II	10	

* *The JCHA continues to receive funding for the 196 units that were lost through demolition and not replaced. The subsidies in connection with the 196 units will become a potential source of funds for the Revitalization Plan at Lafayette Gardens.*

** *Asset management for private sector management company.*

Note: The JCHA plans to project base approximately 200 vouchers to promote deconcentration, expand housing opportunities and create new affordable housing. The JCHA will partner with the City of Jersey City to develop and implement a joint venture proposal which provides project based Housing Vouchers as an incentive to rehab vacant City owned properties.

C. Management and Maintenance Policies

List the JCHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

Management Policies and Procedures:

1. *Admissions & Continued Occupancy Policy – See Attachment Binder 4B*
1. *Pest Control Policy*
2. *Apartment Inspection Policy*
3. *Apartment Painting Policy*
4. *“Live Here, Lease Here” Policy*
5. *Curries Woods Residential Living Agreement*
6. *Fire Safety Plan*

Central Maintenance Policies and Procedures - See Attachment Binder 5E for “JCHA’s Maintenance System Operating Procedures”:

1. *Boiler Room Operations*
2. *Boiler Room/Pump Room Safety Procedures*
3. *Coordination, Trade/Site/Management*
4. *Disposal of Materials/Equipment*
5. *Energy Conservation Management System*
6. *Fire Safety Procedures – Fire Pre-Plan Escape
Low-Rise and High-Rise*
7. *Heat and Domestic Hot Water Complaint Response*
8. *Site Inventory Control*
9. *(Emergency) Snow Removal Plan for Vehicles with Plows*
10. *Trade Job Requisition System*
11. *Compactor Maintenance & Preventive Maintenance*
12. *Window & Wall Air conditioners Maintenance/Preventive Maintenance*

(2) Section 8 Management:

6. JCHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6.
Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the JCHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which JCHA office should residents or applicants to public housing contact to initiate the JCHA grievance process? (select all that apply)
- JCHA main administrative office
 - JCHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the JCHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

The JCHA has retained a third party hearing officer to officiate at informal hearings.

2. Which JCHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- JCHA main administrative office
 - Other (list below)
Rental Assistance (Housing Choice Voucher) Program Office

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the JCHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the JCHA Plan template **OR**, at the JCHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the JCHA Plan at Attachment (state name) nj009a02

See

- *Capital Fund Program Annual Statement*
- *Capital Fund Program Five Year Statement*
- *Capital Fund Annual Statement, Five Year Plan and Performance & Evaluation Reports.*

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the JCHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the JCHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the JCHA Plan at Attachment (state name) nj009k02

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All JCHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the JCHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: Curries Woods
2. Development (project) number: *NJ910, NJ9009021, NJ9009027, NJ009028, NJ39URD009I197*
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

1. Development name: Lafayette Gardens
2. Development (project) number: *NJ91*
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the JCHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:
- Yes No: d) Will the JCHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
Lafayette Village (“Off-site” community of Curries Woods HOPE VI Program, see above) and the Senior Living Center at Lafayette Gardens, and other new family development projects as part of the Lafayette Gardens and Morris Canal/Lafayette Park HOPE VI Neighborhood Redevelopment Program.
- Yes No: e) Will the JCHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:
- *Curries Woods HOPE VI: Demolition of buildings #1 & 2 and construction of Phases IV & V townhouses, 132 units, including 3 homeownership units*
 - *Phase II of Dwight Street Homes & Homeownership Program (30 units)*
 - *Completion of Lafayette Village Mixed-Income, Mixed Finance Community and Lafayette Village II (Homeownership Program – 10 units).*
 - *Lafayette Gardens and Morris Canal/Lafayette Park HOPE VI Revitalization Program:*
 - a. *Demolition of buildings #9 & 10 at Lafayette Gardens in preparation for the construction of the Senior Center at Lafayette Gardens*
 - b. *Possible demolition of Buildings 1, 2, 3, 4 and other predevelopment activities connected to new construction development in early phases.*
 - *A. Harry Moore demolition (Pre-HOPE VI) (Demolition of building # 4 at A. Harry Moore Apartments is planned)*

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the JCHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

- *Demolition of buildings #9 & 10 at Lafayette Gardens.*
- *Demolition of building #4 at A. Harry Moore Apartments.*
- *Demolition of buildings #1 and 2, and 61 Merritt St. at Curries Woods.*
- *Possibly demolition of buildings 1, 2, 3 & 4 at Lafayette Gardens.*

2. Activity Description

- Yes No: Has the JCHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name: <i>Lafayette Gardens</i>	
1b. Development (project) number: <i>NJ 9-1</i>	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>	} Phase IA Phase IB for Demolition only
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <i>(10/04/01)</i>	
5. Number of units affected: <i>81</i>	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <i>Buildings #9 & 10</i> <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: <i>April 2002</i> b. Projected end date of activity: <i>July, 2002</i>	

Demolition/Disposition Activity Description	
1a. Development name:	<i>A. Harry Moore Apartments</i>
1b. Development (project) number:	<i>NJ 9-9</i>
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<i>7/26/00</i>
5. Number of units affected:	96
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <i>Building #4</i> <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: <i>4/1/02</i> b. Projected end date of activity: <i>10/1/02</i>

Demolition/Disposition Activity Description	
1a. Development name:	<i>Curries Woods</i>
1b. Development (project) number:	<i>NJ 9-10</i>
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<i>10/07/97</i>
5. Number of units affected:	204
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <i>Buildings #1 and 2</i> <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: <i>May, 2002</i> b. Projected end date of activity: <i>May, 2003</i>

Demolition/Disposition Activity Description	
1a. Development name:	Curries Woods
1b. Development (project) number:	<i>NJ 9-10</i>
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<i>2/01/02</i>
5. Number of units affected:	3
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <i>Pamrapo Avenue2</i> <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: <i>May, 2001</i> b. Projected end date of activity: <i>May, 2002</i>

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the JCHA designated or applied for approval to designate or does the JCHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the JCHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

The JCHA will apply for approval to designate Berry Gardens, Danforth Avenue Apartments, Stewart Apartments and 3 New Heckman Drive (high-rise building at Curries Woods), the planned Senior Living Center at Lafayette Gardens and one-bedroom units at Hudson Gardens as “Elderly Only” developments no later than April 1, 2002.

2. Activity Description

- Yes No: Has the JCHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “Yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	Berry Gardens
1b. Development (project) number:	NJ 9-11
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the JCHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(04/01/02)</u>
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	286
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name: Danforth Avenue	
1b. Development (project) number: NJ 9-15/18	
2. Designation type:	
Occupancy by only the elderly	<input checked="" type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the JCHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(04/01/02)</u>	
5. If approved, will this designation constitute a (select one)	
<input checked="" type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected: 80	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name: Stewart Apartments	
1b. Development (project) number: NJ 9-14	
2. Designation type:	
Occupancy by only the elderly	<input checked="" type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the JCHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(04/01/02)</u>	
5. If approved, will this designation constitute a (select one)	
<input checked="" type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected: 48	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name: Curries Woods (3 New Heckman Drive)	
1b. Development (project) number: NJ 9-10	
2. Designation type:	
Occupancy by only the elderly <input type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>	
3. Application status (select one)	
Approved; included in the JCHA's Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: <u>(04/01/02)</u>	
5. If approved, will this designation constitute a (select one)	
<input checked="" type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected: 91	
7. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name: Lafayette Gardens (Senior Living Center)	
1b. Development (project) number: NJ 9-1	
2. Designation type:	
Occupancy by only the elderly <input checked="" type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the JCHA's Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: <u>(04/01/02)</u>	
5. If approved, will this designation constitute a (select one)	
<input checked="" type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected: 82	
7. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name:	Hudson Gardens
1b. Development (project) number:	NJ 9-4
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the JCHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(04/01/02)</u>
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	81
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the JCHA's developments or portions of developments been identified by HUD or the JCHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. JCHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- Yes No: Has the JCHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	NA
1b. Development (project) number	NA
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the JCHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the JCHA administer any homeownership programs administered by the JCHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the JCHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. JCHAs completing streamlined submissions may skip to component 11B.)

1. Approved Dwight Street Homes I
2. Approved Dwight Street Homes II
3. Approved Section 8 Homeownership Program

2. Activity Description

- Yes No: Has the JCHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “Yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Dwight Street Homes	
1b. Development (project) number: 9-20	
2. Federal Program authority:	<input type="checkbox"/> HOPE VI <input checked="" type="checkbox"/> 5(h) <i>DSHI</i> <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the JCHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<u>(11/26/96)</u>
5. Number of units affected: 100	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: HOPE VI Dwight Street Homes 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <i>DSHI</i> <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the JCHA's Homeownership Plan/Program 4/3/2000 <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (10/15/99)
5. Number of units affected: 20-30 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Curries Woods 1b. Development (project) number: 9-10
2. Federal Program authority: <input checked="" type="checkbox"/> HOPE VI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the JCHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: 02/01/02
5. Number of units affected: 3 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Lafayette Village II	
1b. Development (project) number: 9-	
2. Federal Program authority:	<input checked="" type="checkbox"/> HOPE VI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the JCHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <i>Amendment Pending 2/15/02</i> <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	
5. Number of units affected: 10	
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Lafayette Gardens and Morris Canal/Lafayette Park HOPE VI Program.	
1b. Development (project) number: 9-	
2. Federal Program authority:	<input checked="" type="checkbox"/> HOPE VI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the JCHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: 12/02/02	
5. Number of units affected:	
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the JCHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the JCHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

The JCHA has developed a Section 8 Homeownership plan.

2. Program Description:

a. Size of Program

- Yes No: Will the JCHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. JCHA-established eligibility criteria

- Yes No: Will the JCHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

- *Good Credit*
- *No HAP Contract Violations in past 2 years*
- *Successfully pass a home visit*
- *Successfully pass a police background check-all adult members*
- *Good Credit or Credit that can be repaired within 9 months time to private market underwriting standards as follows:*
 - *FICO score of at least 620*
 - *Bankruptcies discharged a minimum of 2 years*
 - *All past due balances paid in full*
 - *1 year perfect payment history*
 - *if no/insufficient credit then 2 yrs perfect payment history on 4 forms of alternative credit*

12. JCHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. JCHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the JCHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the JCHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the JCHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the JCHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below) See Section b, below

b. Economic and Social self-sufficiency programs

- Yes No: Does the JCHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / JCHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
HOPE VI Self-Sufficiency Program Case Management On-site Computer Instruction Job Readiness Workshops Job Placement Services Referral Services	240 families 30 25 90 200	Open Recruitment/ walk-ins	Curries Woods site office	Residency
Trade Apprenticeships	10/yr.	Open Recruitment	JCHA main office	Any PHA site residency/competitive applications
Resident Employment (JCHA)	10/yr.	Job Postings	JCHA main office	Site residency/competitive applications
Section 3 Employment	50/yr.	Open Recruitment	JCHA Main and Development Offices	Contractors Select
Homeownership Opportunities	50 (potential) 3 10	Dwight Street Residents Curries Woods Lafayette Village	JCHA Development office	Residency/Credit & Employment History
After School Programs	225	Open enrollment	All sites	Residency
Social Service Liaison	100/yr.	Referrals by Site Managers	Central Admin. Office	Residency
Head Start (5)	150	Eligibility and Registration	conducted by Head Start	Start

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2001 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	NA	NA
Section 8	275	122

- b. Yes No: If the JCHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the JCHA plans to take to achieve at least the minimum program size?
If no, list steps the JCHA will take below:

C. Welfare Benefit Reductions

1. The JCHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the JCHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. JCHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this JCHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the JCHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the JCHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below) FBI designation as "high drug trafficking" area as per PHDEP application, and high incidence of domestic violence.

2. What information or data did the JCHA used to determine the need for JCHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- JCHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)
Survey of resident perception of crime and policy conducted by local college.

3. Which developments are most affected? (list below)

All Developments (excluding Stewart Apartments). Lafayette Gardens, Marion Gardens, Booker T. Washington Apts., Hudson Gardens, Holland Gardens, Montgomery Gardens, A. Harry Moore Apts., Dwight Street Homes and Berry Gardens

B. Crime and Drug Prevention activities the JCHA has undertaken or plans to undertake in the next JCHA fiscal year

1. List the crime prevention activities the JCHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

- After School Tutorial & Recreational Program
- Targeted Community Interventions
- Off Duty Policing

2. Which developments are most affected? (list below) *All Developments*

C. Coordination between JCHA and the police

1. Describe the coordination between the JCHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the JCHA management and residents
- Agreement between JCHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below) *All Developments*

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

Yes No: Is the JCHA eligible to participate in the PHDEP in the fiscal year covered by this JCHA Plan?

Yes No: Has the JCHA included the PHDEP Plan for FY 2001 in this JCHA Plan?

Yes No: This PHDEP Plan is an Attachment.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Note: HUD is scheduled to publish a Final Rule regarding a Pet Policy in October '99, and therefore has not yet included a section in the Plan Template as of this date.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the JCHA Plan Certifications of Compliance with the JCHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the JCHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? 3
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. JCHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the JCHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this JCHA Plan?

2. What types of asset management activities will the JCHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

HOPE VI

3. Yes No: Has the JCHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the JCHA receive any comments on the JCHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the JCHA **MUST** select one)
 - Attached at Attachment (File name)
 - Provided below:

3. In what manner did the JCHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the JCHA Plan were necessary.
 - The JCHA changed portions of the JCHA Plan in response to comments
List changes below: See "RAB Workshop Resident Input" nj009j02
 - Other: (list below)

B. Description of Election process for Residents on the JCHA Board

1. Yes No: Does the JCHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the JCHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of JCHA assistance
- Self-nomination: Candidates registered with the JCHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of JCHA assistance
- Any head of household receiving JCHA assistance
- Any adult recipient of JCHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of JCHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all JCHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) *City of Jersey City*
2. The JCHA has taken the following steps to ensure consistency of this JCHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The JCHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The JCHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The JCHA has consulted with the Consolidated Plan agency during the development of this JCHA Plan.
 - Activities to be undertaken by the JCHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Other: (list below)
3. The Consolidated Plan of the jurisdiction supports the JCHA Plan with the following actions and commitments: (describe below)

The Consolidated Plan of Jersey City supports the JCHA Plan with their stated "Five Year Goals" as follows:

Housing

1. Increase the supply of housing for the extremely low income.
2. Provide housing that is coordinated with other neighborhood activities.
3. Preserve the existing housing stock.
4. Abate conditions of lead in all affordable housing units.
5. Expand homeownership opportunity for low, very low and extremely low income households.

Homeless/Special Needs

1. Provide rental assistance.

Social Services

1. Youth services.
2. Employment training.
3. Senior services.
4. Information and referral services.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 JCHA fiscal years. Complete a table for any JCHA-wide physical or management improvements planned in the next 5 JCHA fiscal year. Copy this table as many times as necessary. Note: JCHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate JCHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
See Attached Five Year Action Plan for Capital Fund 2002 Nj009k02				
Total estimated cost over next 5 years				

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
N/A								

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part I: Summary

HA Name Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending _____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	\$1,183,270			
	Management Improvements Hard Costs	\$100,000			
4	1410 Administration	\$855,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$450,000			
10	1460 Dwelling Structures	\$5,810,000			
11	1465.1 Dwelling Equipment-Nonexpendable	\$110,000			
12	1470 Nondwelling Structures	\$50,000			
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-19)	\$8,558,270			
	Amount of line 20 Related to LBP Activities	\$125,000			
	Amount of line 20 Related to Section 504 Compliance	\$25,000			
	Amount of line 20 Related to Security - Soft Costs	\$0			
	Amount of line 20 Related to Security - Hard Costs	\$2,995,000			
	Amount of line 20 Related to Energy Conservation Measures	\$785,000			
	Collateralization Expenses or Debt Service				

HA Name Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-2 Marion Gardens	Site: Site Improvements	1450		\$100,000				
	Skilled Trades:	1460						
	Roof Repair/Tuckpointing			\$20,000				
	Vacancy/Apartment Refurbishment			\$80,000				
	Electric: Exterior Security Lighting			\$30,000				
	Fire Alarm System Upgrade			\$20,000				
	Dwelling Structures:	1460						
	Kitchen Modernization			\$50,000				
	Bathroom Modernization			\$25,000				
	Apartment Painting			\$15,000				
	Apartment Window Replacement, Bldg. 2			\$225,000				
	Fire Escapes: Replace, Refurb, Paint			\$20,000				
	Stair Repair/Replace Balance, Bldgs. 3,4,11,12			\$150,000				
Building Structural Repair			\$390,000					
Dwelling Equipment:	1465.1							
Ranges & Refrigerators			\$20,000					
Non-Dwelling Structures:	1470							
Total, N.J. 9-02:				\$1,145,000				

HA Name Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-03 Booker T. Washington Apts.	Site:	1450						
	Skilled Trades:	1460						
	Roof Repair/Tuckpointing			\$10,000				
	Stairwell Tiling			\$30,000				
	Vacancy/Apartment Refurbishment			\$40,000				
	Painting Halls/Stairs			\$20,000				
	Dwelling Structures:	1460						
	Apartment Tiling			\$25,000				
	Tuckpointing/Brick Repair			\$120,000				
	Painting Apartments			\$20,000				
	Lead-Based Paint Testing/Abatement			\$50,000				
	Building Structural Repair Study, Bldg. 5			\$80,000				
	Dwelling Equipment:	1465.1						
Ranges & Refrigerators			\$20,000					
Non-Dwelling Structures:	1470							
Management Office Refurbishment			\$25,000					
Total, N.J. 9-03:				\$440,000				

HA Name Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-04 Hudson Gardens	Site: Site Improvements	1450		\$30,000				
	Skilled Trades:	1460						
	Roof Repair/Tuckpointing			\$20,000				
	Facility Masonry Repair			\$10,000				
	Apartment Painting			\$25,000				
	Electric: Exterior Security Lighting			\$10,000				
	Dwelling Structures:	1460						
	Apartment Windows (inclgd. FE), Bldg. 4			\$300,000				
	Boiler Room Stack/Breeching Repair			\$50,000				
	Painting Hall/Stair			\$10,000				
Lead Based Paint Testing/Abatement			\$30,000					
Dwelling Equipment:	1465.1							
Ranges & Refrigerators			\$10,000					
Non-Dwelling Structures:	1470							
Total, N.J. 9-04:				\$495,000				

HA Name Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-05 Holland Gardens	Site: Site Improvements	1450						
	Skilled Trades:	1460						
	Roof Repair/Tuckpointing			\$15,000				
	Vacancy/Apartment Refurbishment			\$30,000				
	Apartment Painting			\$15,000				
	Electric: Exterior Security Lighting			\$20,000				
	Dwelling Structures:	1460						
	Tuckpointing/Brick Repair			\$80,000				
	Apartment Window Replacement, Bldg. 2			\$250,000				
	Boiler Room Stack/Breeching Repair			\$53,000				
	Lead Based Paint Testing/Abatement			\$35,000				
	Dwelling Equipment: Ranges & Refrigerators	1465.1			\$10,000			
	Non-Dwelling Structures:	1470						
Total, N.J. 9-05:				\$508,000				

HA Name Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-06 Montgomery Gardens	Site: Site Improvements	1450		\$120,000				
	Skilled Trades: Vacancy/Apartment Refurbishment	1460		\$40,000				
	Dwelling Structures: Elevator: Door and Frame Replace	1460		\$60,000				
	Building Structural Repair/Foundations			\$300,000				
	Elevator Security Cameras (Pilot Program)			\$150,000				
Boiler Upgrade			\$700,000					
Vacuum System Upgrade, Bldgs. 4, 5, 6		\$45,000						
Dwelling Equipment: Ranges & Refrigerators	1465.1		\$25,000					
Non-Dwelling Structures:	1470							
Total, N.J. 9-06				\$1,440,000				

HA Name Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-07 Booker T. Washington Annex	Site:	1450						
	Skilled Trades:	1460						
	Dwelling Structures:	1460						
	Apartment Windows (Caulking/Sills)			\$80,000				
	Boiler Room Stack/Breeching			\$60,000				
Lead Based Paint Testing/Abatement			\$10,000					
Dwelling Equipment:		1465.1						
Ranges & Refrigerators				\$5,000				
Non-Dwelling Structures:		1470						
	Total, N.J. 9-07:			\$155,000				

HA Name Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-10 Curries Woods	Site:	1450						
	Skilled Trades:	1460						
	Dwelling Structures: Security Cameras, 3 New Heckman Drive (Lobbies/Stairwells/Building Entrances)	1460		\$200,000				
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
	Total, N.J. 9-10:			\$200,000				

HA Name Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-11 Berry Gardens I & II	Site: Site Improvements	1450		\$150,000				
	Skilled Trades: Roof Repair/Tuckpointing	1460		\$10,000				
	Vacancy/Apartment Refurbishment			\$25,000				
	Apartment Painting			\$20,000				
	Elevator Shaft & Control Room Wiring			\$25,000				
	Fire Alarm System Upgrade			\$15,000				
	Dwelling Structures: Kitchen Modernization	1460		\$75,000				
	Apartment Window/Partial Replacement			\$850,000				
	Domestic Hot Water Tank Replacement			\$112,000				
	Asbestos Removal: Hallway/Apartments			\$120,000				
Security Doors (Intercom, Buzzer System, Cameras)			\$200,000					
Dwelling Equipment: Ranges & Refrigerators	1465.1		\$10,000					
Non-Dwelling Structures: Handicapped Accessibility Compliance	1470		\$25,000					
Total, N.J. 9-11:				\$1,637,000				

HA Name Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-14 Thomas J. Stewart Apts.	Site:	1450						
	Skilled Trades: Vacancy/Apartment Refurbishment	1460		\$10,000				
	Dwelling Structures: Building Structural Repair Security Cameras (Entrance Doors/Hallways)	1460		\$120,000 \$80,000				
	Dwelling Equipment: Ranges & Refrigerators	1465.1		\$5,000				
	Non-Dwelling Structures:	1470						
	Total, N.J. 9-14:			\$215,000				

HA Name Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-15/18 Berry Gardens III & IV	Site: Site Improvements	1450		\$50,000				
	Skilled Trades:	1460						
	Dwelling Structures: Kitchen Modernization	1460		\$20,000				
	Security Doors (Intercom, Buzzer System, Cameras)			\$75,000				
	Dwelling Equipment: Ranges & Refrigerators	1465.1		\$5,000				
Non-Dwelling Structures:	1470							
Total, N.J. 9-15/18:				\$150,000				

HA Name Housing Authority of the City of Jersey City	Grant Type and Number Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
N.J. 9-20 Dwight St. Homes	Site:	1450						
	Skilled Trades: Vacancy Refurbishment	1460		\$25,000				
	Dwelling Structures: Roof Repair/Siding	1460		\$10,000				
	Dwelling Equipment:	1465.1						
	Non-Dwelling Structures:	1470						
Total, N.J. 9-20:				\$35,000				

Annual Statement/Performance and Evaluation Report

Capital Fund Program Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) **Part III: Implementation Schedule**

HA Name		Grant Type and Number					Federal FY of Grant:
Housing Authority of the City of Jersey City		Capital Fund Program Grant No: NJ39P00950102 Replacement Housing Factor Grant No:					2002
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1) PHA Plan/Strategic Goals/Publications a) Staff	09/30/2004			09/30/2005			
2) Achieve Greater Financial Stability and Enhance Mgmt. Information Systems a) Asset Management Staff b) MIS Staff Network (hardware/software)	09/30/2004			09/30/2005			
3) Promote & Enforce Resident Responsibility & Promote & Support Resident Self-Sufficiency a) Resident Responsibility: TAB Staff RC/RMC Clerk Senior Services Equipment/Training b) Site Based Waiting List: Staff Credit Check c) Pre-HOPE VI: Tech. Asst./AHM	09/30/2004			09/30/2005			
4) Improve Existing Sites' Conditions a) PHAS/MASS Staff b) PHAS Training c) One Strike Legal	09/30/2004			09/30/2005			
5) Augment Staff Training and Development a) HR Staff b) Training: Goals c) Training: General	09/30/2004			09/30/2005			
Administration							
N.J. 9-02, Marion Gardens	09/30/2004			09/30/2005			
N.J. 9-03/7, Booker T. Washington Apts.	09/30/2004			09/30/2005			
N.J. 9-04, Hudson Gardens	09/30/2004			09/30/2005			
N.J. 9-05, Holland Gardens	09/30/2004			09/30/2005			
N.J. 9-06, Montgomery Gardens	09/30/2004			09/30/2005			
N.J. 9-11/15/18, Berry Gardens, I, II, III, IV	09/30/2004			09/30/2005			
N.J. 9-14, Thomas J. Stewart Apts.	09/30/2004			09/30/2005			

SECTION 11. HOMEOWNERSHIP PROGRAMS – CAPACITY STATEMENT

In accordance with HUD's Final Rule "Section 8 Homeownership Program" (Sept. 12, 2000), the JCHA demonstrates its capacity to administer the program by satisfying one of the Rule's Criteria by the inclusion of the following provision in its Homeownership Plan:

VI. FINANCING REQUIREMENTS

Homeownership Program participants will learn how to locate affordable mortgage (co-op) financing and how to compare available financing options during the training/counseling sessions. In addition, throughout the Homeownership Program, JCHA staff will be available, on an as-needed basis, to facilitate the acquisition of affordable financing. However, the Homeownership Program participant will ultimately be responsible for securing mortgage (or co-op) financing for the home purchase using the following criteria:

- If mortgage (co-op loan) is not FHA-insured, then the underwriting procedures used by the lender must comply with a) NJHMFA underwriting procedures, b) secondary mortgage market underwriting requirements (e.g. Fannie Mae or Freddie Mac first-time home buyer programs), or c) generally accepted private sector underwriting standards for CRA-type loans.
- Acceptance of proposed financing and refinancing (e.g. 1st and 2nd mortgages, home equity loans, etc.) is subject to JCHA affordability review and approval

The Following is Allowed

- 100% (no down payment) financing is allowed (e.g. NJHMFA or VA loans)
- May use a local, State or federal subsidized financing and/or grant program if available
- Private seller financing may be allowed on a case-by-case basis subject to JCHA affordability review and approval.

*The Following is **Not** Allowed*

- Section 8 assistance can not be used for "up front" expenses, e.g. closing costs, down payment, etc.
- Financing that includes a balloon payment or variable interest rates is not allowed.

11.0 CONTINUED OCCUPANCY AND COMMUNITY SERVICE

QHWRA requires that every adult public housing resident at HOPE VI sites, either 1) contribute eight hours per month of community service or 2) participate in an economic or self-sufficiency program, unless he/she is exempt for reasons listed below.

11.1 EXEMPTIONS

The following adult residents are exempt from this requirement:

- Senior citizens (62 years or older)
- Persons with disabilities
- Residents who care for persons with disabilities
- Employed residents or residents who are already engaged in any work activity or self-sufficiency program
- Residents receiving TANF

11.2 ELIGIBLE ACTIVITIES

Community Service may include any volunteer work that serves to improve the quality of life in the public housing community or neighborhood or larger community. The community services need not be performed at the public housing site, but more likely will be performed at local churches, schools, day care centers, neighborhood associations, or non-profit service organizations, etc. *Self Sufficiency* may include any activity that will improve the resident family's economic well-being, including training programs and job-related activities.

11.3 INELIGIBLE ACTIVITIES

Community service may not include any work activities that would normally be performed by any JCHA staff or activities of any political nature.

11.4 PROCESS

At each family's re-certification, the JCHA must certify that each adult family member is either exempt from the requirement or indicate what eligible activity the non-exempt resident will engage in each month for the following year. The resident is required to provide any necessary verification to establish his/her exemption from or compliance with the requirement. QHWRA requires that the JCHA not renew the family's lease if there continues to be non-compliance.

Residents may perform the required self-sufficiency service in any activity that serves to increase their own self-sufficiency or economic independence; provided the activity is for at least 8 hrs/wk., every month. The following are some examples:

- Job Search Activities
- Job Readiness Workshop Participation
- Job Training Activities
- Educational Activities Related to Employment
- Drug/Alcohol Rehabilitation Program Participation (in order to be eligible for employment)

OR:

Resident may perform the HUD-required Community Service by performing a wide variety of UNPAID activities that serve to improve the quality of life of the public housing or city-wide community. The following are some examples:

- Educational Activities (e.g. assisting school staff with Board of Ed. Or JCHA After School Programs, and related activities)
- Day Care Programs (e.g. private programs, public school or church-sponsored programs)
- Child Care (e.g. unpaid babysitting for a non-family member for the purposes of assisting the family to become or remain employed).
- Recreational Activities for Children (e.g. assisting recreation program staff with Athletic, Art or Dance, Arts & Crafts Program sponsored by the City, community groups, the JCHA or local faith-based organizations).
- Senior Citizen Programs (e.g. assisting at the Senior Citizen Centers or visiting “shut in” seniors, etc.)
- Neighborhood Improvement Activities (e.g. neighborhood “beautification” efforts, newsletters and neighborhood “watch” programs)
- Social or Human Needs Program (e.g. Soup Kitchens, non-profit service organizations, voter registration, hospitals, church youth programs, etc.)

15.0 PET POLICY (DRAFT)

15.1 APPROVAL

No pet may be kept unless agreed to in writing by Site management and the Head of the Household sign an appropriate Pet Agreement. A Resident Household is allowed only one common household pet.

15.2 OWNERSHIP FEE

A non-refundable ownership fee of \$100.00 shall be required for all dogs and cats. The JCHA reserves the right to change this fee amount consistent with federal guidelines at any time. Residents who previously paid a pet ownership fee according to JCHA policy in effect at the time, of less than \$100 will not be required to pay an additional fee on an existing pet.

15.3 ALLOWED PETS

Dogs: No more than 24 inches in height. Must be spayed or neutered. No pit bulls, rottweilers, chow chows, boxers or akitas are allowed.

Cats: Must be spayed or neutered. Must be declawed.

Birds: Must be maintained in a cage at all time.

Fish: Reasonable size aquarium. **(Need to define size max.)** Site Management must approve of size and installation.

Small mammals: e.g. hamsters, gerbils, rabbits, etc. must be kept caged at all times

The following animals are not allowed as pets:

- Snakes of all varieties
- Members of an endangered species
- Creatures which are inherently dangerous, e.g. tarantulas, piranha, etc.

15.4 RULES FOR DOGS AND CATS

- Dogs and cats shall be maintained within the resident pet owner's apartment or townhouse.
- When outside, the pet shall be kept on a leash and under the control of the resident AT ALL TIMES. Under no circumstances, shall any cat or dog be permitted to roam free in any common area
- Cats and dogs must have identifying tags on them

- Cats and dogs must be registered with the Jersey City Department of Health
- Cats and dogs must be up-to-date in all local/State required inoculations
- Resident must carry and use a means for cleaning up and disposing of waste when pets are out of the apartment/townhouse and all such waste must be cleaned up immediately.

15.5 RESIDENT LIABILITY

The resident agrees not to hold any judgment or claim against the JCHA brought by any other party in connection with any activity or damage caused by the resident's pet. Any pet who causes bodily injury to any resident, guest or JCHA employee shall be immediately and permanently removed from the premises without prior notification.

In the event of a sudden illness, the resident pet owner agrees that the JCHA shall have discretion with respect to the provision of care of the pet unless written instructions are provided in advance.

- A resident's liability for damages caused by his/her pet is not limited to the amount of the ownership fee. The resident will be required to reimburse the JCHA for the actual cost of any and all damages caused by his/her pet.
- The JCHA will impose a separate pet waste removal charge of \$10.00 per occurrence on pet owners who fail to remove pet waste in accordance with pet rules.
- An necessary fumigation of an apartment/townhouse will be the responsibility of the pet owner, who will bear the cost.
- Charges for unclogging toilets or clean up of common areas required because of attributable pet nuisance shall be billed to and paid by the resident pet owner

15.6 SANITARY STANDARDS

- Resident must agree to comply with the Health and Safety codes of the State and City.
- Litter boxes shall be changed twice weekly or more often if odor or other problem arises
- All animal waste of litter from cat litter boxes shall be disposed of in sealed plastic trash bags and placed in garbage cans.
- Cat litter shall not be disposed of by flushing down toilets.
- Pet owners shall control noise and odor caused by a pet in such a way as to prevent the noise or odor from disturbing other residents. Failure to control noise or odor may result in revocation of permission to house a pet.

15.7 PET REGISTRATION

Prospective pet owners must register their pet before it is brought onto the premises. Registration includes:

- A certificate or license signed by the Jersey City Department of Health
- Information to identify the pet
- Name, address, phone number of one or more parties who will provide care for the pet if owner is unable to do so.
- Certificate stating that the Pet has been inoculated as required by the State and/or City. The inoculation will be re-verified at the time of re-certification.
- Certificate stating that the pet (cat or dog) has been neutered.

15.8 REVOCATION OF PERMISSION TO HOUSE A PET

The JCHA may revoke the permission to house a pet on a temporary or permanent basis for the following causes:

1. Creation of a nuisance after proper notification consistent with the pet rules.
2. Excessive pet noise or odor with proper notification.
3. Dangerous behavior by the pet.
4. The pet is not effectively restrained, leashed and under the control of a responsible individual while in common areas.
5. Excessive damage to the apartment/townhouse.
6. Problems with vermin or flea infestation.
7. Failure of the resident to provide adequate care and/or vaccination of the pet.
8. Leaving the pet unattended for eight hours or longer or left alone in an apartment/townhouse overnight.
9. Damage to other apartments/townhouses or common areas.

15.9 LEASE VIOLATION

Any violation of the Pet Policy shall be considered a violation of the Lease Agreement and shall subject the resident to appropriate penalties under state statute including eviction proceedings.

15.10 WINDOW GUARD POLICY

The JCHA is required by State law to provide, install and maintain window guards in:

- A. Any apartment or townhouse, other than those on the first floor, of any resident who has a child 10 years of age or younger living in the unit; and
- B. In building halls above the first floor, which are accessible, without having to go out of the building, by a household who has a child 10 years of age or younger living in the unit, when such resident makes a written request to the JCHA that the window guards be installed.

Exceptions to the above are that pursuant to State law, no window guards may be installed on windows providing access to a fire escape. As a matter of policy, the JCHA maintains window guards in all windows, above the first floor in high-rise buildings. In low-rise buildings (4 stories or fewer), residents must request window guards.

Upon execution of a lease and upon re-certification, each resident is provided with a Window Guard Statement notifying them of their right to request in writing the installation of window guards.

Resident Assessment Follow-up Plan

In response to the results of the Resident Assessment survey conducted by REAC, one area was identified that needed to be addressed by the Jersey City Housing Authority –Neighborhood Appearance. The JCHA received passing scores on all other RASS indicators.

As part of the four meetings with the Resident Advisory Board, which took place over the period of September through December, 2001, the JCHA addressed numerous concerns with the 40 member RAB, including issues related to Neighborhood Appearance. The meetings were structured to include group exercises and discussions that facilitated a great deal of input from residents, and such feed-back was captured by summaries and chart for each topic. Please see “Resident Input” charts which represent the “Resident Comments” submission.

The particular session that addressed “Suggestions for Improving Site Maintenance” included topics such as effective use of maintenance staff, heavier focus during routine and HUD inspections on the sites’ exterior appearances, and more concentrated efforts to maintain the exterior spaces so that they are clean and attractive.

The RAB has also prioritized capital improvement projects each year during the planning workshops and routinely reviews the; items such as landscaping and replacement for deteriorating play equipment and benches are particular examples of resident-input regarding “Neighborhood Appearance”.

These summary pieces, therefore, constitute the JCHA’s “response to the RASS survey”, and most importantly, are the basis for the JCHA’s actions in the upcoming year which will be taken with the intention of resolving issues and addressing problems that will engender “resident satisfaction”.

*Resident Membership of PHA
Governing Board*

Board of Commissioners

Chairwoman Sheila Mosby (*Public Housing Resident*)
Appointed by Mayor, Term: 8/13/97—5/16/02

Vice-Chairman Arthur J. Williams
Appointed by Mayor, Term: 7/1/01—5/16/03

Commissioner Irene Carson (*Public Housing Resident*)
Appointed by Governor, Term: 9/4/92—at pleasure of Governor

Commissioner Greg Racelis
Appointed by Mayor, Term: 7/1/01—5/16/04

Commissioner Annemarie Uebbing
Appointed by Mayor, Term: 2/1/01—5/16/05

Commissioner Rosa Valentin
Appointed by Mayor, Term: 9/23/01—5/16/05

Commissioner Della Womack (*Public Housing Resident*)
Appointed by Mayor, Term: 8/13/97—5/16/02

Executive Director, Robert J. Rigby



Resident Advisory Board
Jersey City Housing Authority

Board of Commissioners: Chairwoman Sheila Mosby, & Commissioner Irene Carson

RAB REPRESENTATIVES

LAFAYETTE GARDENS:	<i>Irene Carson</i> <i>Omar Aziz</i>	<i>Mary Jackson</i>	<i>Fred Kitchen</i>	<i>Greg Mainor</i>
MARION GARDENS:	<i>Dorothea Dickson</i> <i>Daisey Fraiser</i>	<i>Rodney Jones</i>	<i>Kimberly Ross</i>	<i>Donna Chandler</i>
BOOKER T. WASHINGTON APTS.	<i>Ethel Jones</i>	<i>Joyce Roberts</i>		<i>Frances Charles</i>
HUDSON GARDENS:	<i>Michael Esposito</i> <i>Nelida Adorno</i>	<i>Jacqueline Howell</i>	<i>Ana Estrada</i>	<i>Liz Torres</i>
HOLLAND GARDENS:		<i>Kathleen French</i>	<i>Elizabeth French</i>	<i>April Womack</i>
MONTGOMERY GARDENS:	<i>Doris Maxwell</i>	<i>Mary Clark</i>		<i>Lil Howard</i>
A. HARRY MOORE APTS.:	<i>Sylvia Wright</i> <i>Dorothy Funches</i>	<i>Mildred Gosa</i> <i>Delores Wilson</i>	<i>Willamenia Tilly</i>	<i>Catherine Hill</i>
CURRIES WOODS:	<i>Loretta Mosby</i> <i>Tiffany Perry</i>	<i>Willamae Tucker</i>	<i>Debra Reid-Davis</i>	<i>Carol Tyler</i>
DWIGHT STREET HOMES	<i>Anthony Jenkins</i>	<i>Darlene Albert</i>	<i>Gwendolyn Green</i>	<i>Kisha Butler</i>
BERRY GARDENS AND THOMAS J. STEWART APTS.:	<i>John Lovely</i> <i>Pauline Bland</i> <i>Juanita Sanchez</i>	<i>Gordon Payton</i> <i>Thalia Jackson</i> <i>Frank Drousch</i>	<i>Lavinia Bryant</i> <i>Julia Serrano</i> <i>Eugene Hallenbeck</i>	<i>Barbara Wright</i> <i>Rose Sullivan</i>

12/05/01



Resident Advisory Board
Jersey City Housing Authority

**SECTION 8 RENTAL ASSISTANCE PROGRAM/
RAB REPRESENTATIVES**

Dennis Day

Antoinette Gonzalez

Althea Watkins

Charlene Gourdine

Harry Azzarello

Janice Ferdinand

Andrea Jones

Rosalyn MacFarland

Ruby Johnson

Martha Parker

Doris Rivers

Latania Cobb

Patrice Bishop

Tracy Jenkins

Sharon Nelson

Progress on Achieving the JCHA's Strategic Goals

Highlights of accomplishments regarding the JCHA's Five Year Strategic Goals:

(More details and specifics can be found in the HOPE VI Quarterly Reports, the Self-Sufficiency Reports and the PHAS Scores covering the period of April 1, 2001 through December 31, 2001).

- At Curries Woods: Construction start and 75% completion of Phase IV (43) townhouses; 95% completion of Community Revitalization Center; selection of Developer for Phase V (85) townhouses; site plan finalized.
- At Dwight Street Homes: Developer selected for Phase II townhouses and design of homes begun; land acquisition and other pre-development activities begun; Homeownership Program in place; seven homes sold to public housing families.
- At Lafayette Village: Mixed-Finance/mixed-income development 80% completed; 124 units scheduled for occupancy Spring 2002.
- At A. Harry Moore Apartments, demolition of second building completed; pre-demolition activities begun at third building; applications are submitted for approval and funding for demolition of fourth building; on-going meetings with the site's Resident Management Corporation to develop Revitalization Plan; RFP published to secure Master Planner and Developer for comprehensive HOPE VI Revitalization Plan.
- At Lafayette Gardens: Revitalization Plan developed, Master Planner and Developers selected; Site Resident Task Force formed and HOPE VI Revitalization Grant received in 2001 NOFA round.
- Improved PHAS Physical Inspection Scores at all JCHA sites;
- Newly implemented Apartment Inspection Program;
- Newly implemented Apartment Painting Program;
- Newly implemented Pest Control Staff Training Program, and
- Revised Residential Lease and ACOP to improve management effectiveness and promote Resident Responsibility.
- Achievement of mid-term employment goals at Curries Woods (from 35% to 51% of households are now employed; TANF reduction also on target).

- Continuing success in both Section 3 and Trade Apprenticeship Programs (HUD's "Best Practice" Award for the JCHA's Section 3 initiatives.)
- Improved SEMAP scores in the Rental Assistance Program; initiation of the Section 8 Homeownership Program and expanded Family Self-Sufficiency Program.
- Memorandum of Understanding with local, faith-based service provider for Assisted Living Services for two senior developments in place; services to begin January, 2002.
- Pre-development activities begun and New Jersey State Tax Credit funding secured for a 84 unit Senior Living Center at Lafayette Gardens.

RESOLUTION AUTHORIZING THE JCHA CERTIFICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT REGARDING THE NEED FOR PUBLIC HOUSING DEVELOPMENTS AS PART OF THE CITY OF JERSEY CITY'S AFFORDABLE HOUSING AVAILABILITY; AND NON-CONVERSION TO TENANT-BASED RENTAL ASSISTANCE VOUCHERS

WHEREAS, pursuant to the Quality Housing and Work Responsibility Act the Department of Housing and Urban Development (HUD) issued new regulations re: “voluntary conversion of public housing developments to tenant based rental assistance vouchers”; and

WHEREAS, this new regulation requires Housing Authorities to perform initial assessments on each of its public housing developments, except for elderly and HOPE VI developments; and for the JCHA initial assessments must be performed on Marion Gardens, Booker T. Washington and Annex, Hudson Gardens, Holland Gardens and Montgomery Gardens; and Curries Woods, A. Harry Moore, Lafayette Gardens and Dwight Street Homes are exempt due to HOPE VI status; and Berry Gardens, Danforth Avenue and Thomas J. Stewart (Erie Street) are exempt due to elderly status; and

WHEREAS, as part of the initial assessment the JCHA must certify that it has reviewed each development's operations as public housing; considered the implications of converting public housing to tenant based rental assistance vouchers; and concluded that conversion of the public housing development may either be: a) appropriate because demolition of the public housing development would meet the necessary conditions for voluntary conversion, OR b) inappropriate because demolition of the public housing development would not meet the necessary conditions for voluntary conversion; and

WHEREAS, the “necessary conditions for voluntary conversion” require that the public housing development meet all of the following factors: 1. not be more expensive than continuing to operate the development as public housing; 2. primarily benefit the residents of the public housing development to be converted and the community; AND 3. not adversely affect the availability of affordability housing in the community; and

WHEREAS, the JCHA has reviewed each development's operations and considered the implications of converting its public housing developments to tenant based rental assistance vouchers and concluded that the demolition of public housing without the provision for replacement housing could adversely affect the availability of affordable housing in the community as documented in the City's Consolidated Plan and JCHA's Annual Plan (under Housing Need).

NOW THEREFORE BE IT RESOLVED that the JCHA Board of Commissioners hereby authorizes the JCHA's certification to the Department of Housing and Urban Development (as part of the JCHA's Annual Plan) that Marion Gardens-NJ 9-2, Booker T. Washington and Annex-NJ 9-3/7, Hudson Gardens-NJ 9-4, Holland Gardens-NJ 9-5 and Montgomery Gardens-NJ 9-6 are inappropriate for voluntary conversion because demolition of these developments would not meet the necessary conditions for voluntary conversion, specifically, demolition without replacement housing would adversely affect the availability of affordable housing in the community.

Robert J. Rigby
Secretary/Executive Director

S E A L

Capital Fund Program Five-Year Action Plan

Part I: Summary

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Original Revision. No.: _____

Grant Type and Number
Capital Fund Program Grant No: NJ39P00950102

Development Number/ Name/HA-Wide	Year 1 2002	Work Statement for Year 2 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 3 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 4 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 5 FFY Grant: 2006 PHA FY: 2006
NJ 9-01, Lafayette Gardens		\$2,571,000	\$2,166,000	\$2,464,000	\$1,558,000
NJ 9-02, Marion Gardens		\$1,355,000	\$1,357,000	\$1,500,000	\$1,310,000
NJ 9-03, Booker T. Washington	See	\$823,000	\$772,000	\$667,000	\$557,000
NJ 9-04, Hudson Gardens		\$815,000	\$590,000	\$725,000	\$200,000
NJ 9-05, Holland Gardens		\$626,000	\$426,000	\$881,000	\$346,000
NJ 9-06, Montgomery Gardens	Annual	\$3,308,000	\$2,438,000	\$2,088,000	\$948,000
NJ 9-07, Booker T. Washington Annex		\$471,000	\$419,000	\$524,000	\$374,000

NJ 9-09, A. Harry Moore		\$2,400,000	\$2,400,000	\$0	\$0
NJ 9-10, Curries Woods	Statement	\$980,000	\$20,000	\$215,000	\$40,000
NJ 9-11, Berry Gardens I & II		\$2,164,000	\$1,441,000	\$994,000	\$326,000
NJ 9-14, Thomas J. Stewart		\$78,000	\$58,000	\$273,000	\$68,000
NJ 9-15/18, Berry Gardens III & IV		\$86,000	\$196,000	\$171,000	\$191,000
NJ 9-20, Dwight Street Homes		\$66,000	\$30,000	\$55,000	\$25,000
Total		\$15,743,000	\$12,313,000	\$10,557,000	\$5,943,000
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Total Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 FFY: 2002	Work Statement for Year 2 FFY: 2003			Work Statement for Year 3 FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>N.J. 9-01, Lafayette Gardens</u>			<u>N.J. 9-01, Lafayette Gardens</u>		
	Site Improvements/Utilities			Site Improvements/Utilities		
	Site Improvements		\$118,000			
	Underground Utility: Steam/Return		\$250,000	Underground Utility: Steam/Return		\$250,000
	Underground Utility: Electric/Panels		\$75,000	Underground Utility: Electric/Panels		\$75,000
	Underground Utility: Sewers		\$200,000			
	Sewers: TV Survey/Cleaning		\$30,000			
	Skilled Trades			Skilled Trades		
	Elevator/Electrical/Compactor		\$70,000	Elevator/Electrical/Compactor		\$70,000
	Plumbing/Heating		\$219,000	Plumbing/Heating		\$219,000
	Carpentry/Masonry/Plastering/Painting		\$194,000	Carpentry/Masonry/Plastering/Painting		\$194,000
	Energy Management System		\$25,000	Energy Management System		\$25,000
	Dwelling Structures			Dwelling Structures		
	Kitchen Modernization		\$300,000.00	Kitchen Modernization		\$300,000
	Bathroom Modernization		\$10,000.00	Kitchen Modernization		\$300,000
	Stairwell Tiling		\$75,000.00	Stairwell Tiling		\$75,000
	Apartment Window Replacement		\$300,000.00	Apartment Window Replacement		\$300,000
	Hallway Windows (8 entrances)		\$50,000.00	Hallway Windows (8 entrances)		\$50,000
	Electric: Apartment Distribution Panels/Risers		\$20,000.00	Electric: Apt. Distribution Panels/Risers		\$20,000
	Electric: Main Electrical Service/Transformers/Switchgear		\$50,000.00	Pipe Insulation/Cathodic Protection		\$50,000
	Pipe Insulation/Cathodic Protection		\$50,000.00	Janitorial Utility Room		\$33,000
	Radiator Valves Trap/Element Replace		\$25,000.00	Radiator Valves Trap/Element Replace		\$25,000
	Fire Escapes: Replace/Refurb/Paint		\$20,000.00	Lobby Repair/Upgrade & Intercoms		\$250,000
	Lobby Repair/Upgrade and Intercoms		\$250,000.00	Building Structural Repair/Foundations		\$210,000
	Building Structural Repair/Foundations		\$200,000.00			
	Dwelling Equipment			Dwelling Equipment		
Ranges & Refrigerators		\$20,000	Ranges & Refrigerators		\$20,000	
Non-Dwelling Structures						
Community Hall Refurb/Construction		\$10,000				
504 Handicapped Accessibility Compliance		\$10,000				
Subtotal of Estimated Cost, Lafayette Gardens, Year 2			\$2,571,000	Subtotal of Estimated Cost, Lafayette Gardens, Year 3		\$2,166,000

form HUD-52834 (10/96)
ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 FFY: 2002	Work Statement for Year 2 FFY: 2003			Work Statement for Year 3 FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>N.J. 9-2, Marion Gardens</u>			<u>N.J. 9-2, Marion Gardens</u>		
	Site Improvements/Utilities Site Improvements		\$100,000			
	Skilled Trades			Skilled Trades		
	Elevator/Electrical/Compactor		\$50,000	Elevator/Electrical/Compactor		\$50,000
	Plumbing/Heating		\$105,000	Plumbing/Heating		\$105,000
	Carpentry/Masonry/Plastering/Painting		\$180,000	Carpentry/Masonry/Plastering/Painting		\$160,000
	Energy Management System		\$10,000	Energy Management System		\$10,000
	Dwelling Structures			Dwelling Structures		
	Kitchen Modernization		\$100,000	Kitchen Modernization		\$200,000
	Apartment Tiling		\$10,000	Tuckpointing/Brick Repair		\$100,000
	Stairwell Tiling		\$20,000	Apartment Windows Replacement (inclgd. FE)		\$225,000
	Tuckpointing/Brick Repair		\$100,000	Roofs: Repair/Replace (Bldgs. 10, 11, 12)		\$350,000
	Apartment Window Replacement (inclgd. FE)		\$225,000	Painting Apartments		\$50,000
	Boiler/Equipment Replace Gas/Oil Burner Combination		\$190,000	Painting Basements		\$20,000
	Pipe Insulation/Cathodic Protection		\$20,000	Painting Hall/Stairs		\$30,000
	Stairwell Window Replacement		\$175,000	Dwelling Equipment		
	Painting Basements		\$20,000	Ranges & Refrigerators		\$20,000
	Painting Hall/Stairs		\$30,000	Non-Dwelling Structures		
	Dwelling Equipment			Community Hall Refurb/Construction		\$27,000
	Ranges & Refrigerators		\$20,000	504 Handicapped Accessibility Compliance		\$10,000
Subtotal of Estimated Cost, Marion Gardens, Year 2			\$1,355,000	Subtotal of Estimated Cost, Marion Gardens, Year 3		
				\$1,357,000		

form HUD-52834 (10/96)
ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 FFY: 2002	Work Statement for Year 4 FFY: 2005			Work Statement for Year 5 FFY: 2006			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>N.J. 9-2, Marion Gardens</u>			<u>N.J. 9-2, Marion Gardens</u>			
	Skilled Trades			Skilled Trades			
	Elevator/Electrical/Compactor		\$50,000	Elevator/Electrical/Compactor		\$50,000	
	Plumbing/Heating		\$105,000	Plumbing/Heating		\$105,000	
	Carpentry/Masonry/Plastering/Painting		\$180,000	Carpentry/Masonry/Plastering/Painting		\$180,000	
	Energy Management System		\$10,000	Energy Management System		\$10,000	
	Dwelling Structures			Dwelling Structures			
	Kitchen Modernization		\$200,000	Kitchen Modernization		\$200,000	
	Bathroom Modernization		\$40,000	Tuckpointing/Brick Repair		\$100,000	
	Apartment Tiling		\$20,000	Apartment Window Replacement (inclgd. FE)		\$225,000	
	Stairwell Tiling		\$10,000	Janitorial Utility Room		\$50,000	
	Tuckpointing/Brick Repair		\$100,000	Roofs Repair/Replace (Bldgs. 10, 11, 12)		\$350,000	
	Apartment Window Replacement (inclgd. FE)		\$300,000	Architectural Bird Control		\$20,000	
	Roof Repair/Replacement (Bldgs. 10, 11, 12)		\$350,000				
	Fire Escapes: Replace, Refurb, Paint		\$20,000	Dwelling Equipment			
	Painting Basement		\$20,000	Ranges & Refrigerators		\$20,000	
	Painting Hall/Stairs		\$30,000				
	Architectural Bird Control		\$20,000				
	Dwelling Equipment						
	Ranges & Refrigerators		\$20,000				
Non-Dwelling Structures							
Management Office Refurbishment		\$25,000					
Subtotal of Estimated Cost, Marion Gardens, Year 4			\$1,500,000	Subtotal of Estimated Cost, Marion Gardens, Year 5			\$1,310,000

form HUD-52834 (10/96)
ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 FFY: 2002	Work Statement for Year 2 FFY: 2003			Work Statement for Year 3 FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>N.J. 9-03, Booker T. Washington Apts.</u>			<u>N.J. 9-03, Booker T. Washington Apts.</u>		
	Site Improvements/Utilities			Site Improvements/Utilities		
	Site Improvements		\$100,000	Underground Utility: Steam/Return, Bldgs. 6&7		\$225,000
	Underground Utility: Electric		\$15,000			
	Skilled Trades			Skilled Trades		
	Elevator/Electrical/Compactor		\$52,000	Elevator/Electrical/Compactor		\$52,000
	Plumbing/Heating		\$105,000	Plumbing/Heating		\$105,000
	Carpentry/Masonry/Plastering/Painting		\$125,000	Carpentry/Masonry/Plastering/Painting		\$105,000
	Energy Management System		\$20,000	Energy Management System		\$20,000
	Dwelling Structures			Dwelling Structures		
	Apartment Tiling		\$25,000	Apartment Tiling		\$25,000
	Tuckpointing/Brick Repair		\$120,000	Tuckpointing/Brick Repair		\$120,000
	Apartment Window Sill Repair/Caulking		\$50,000	Apartment Window Sill Repair/Caulking		\$50,000
	Boiler Room Stack/Breeching Repair		\$96,000	Pipe Insulation		\$50,000
	Pipe Insulation		\$50,000			
	Painting Hall/Stairs		\$20,000			
	Dwelling Equipment			Dwelling Equipment		
	Ranges & Refrigerators		\$20,000	Ranges & Refrigerators		\$20,000
	Non-Dwelling Structures					
	Community Hall Refurb/Construction		\$15,000			
504 Handicapped Accessibility Compliance		\$10,000				
Subtotal of Estimated Cost, Booker T. Washington, Year 2			\$823,000	Subtotal of Estimated Cost, Booker T. Washington, Year 3		
				\$772,000		

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ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 FFY: 2002	Work Statement for Year 4 FFY: 2005			Work Statement for Year 5 FFY: 2006		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>N.J. 9-03, Booker T. Washington Apts.</u>			<u>N.J. 9-03, Booker T. Washington Apts.</u>		
	Skilled Trades			Skilled Trades		
	Elevator/Electrical/Compactor		\$52,000	Elevator/Electrical/Compactor		\$52,000
	Plumbing/Heating		\$105,000	Plumbing/Heating		\$105,000
	Carpentry/Masonry/Plastering/Painting		\$140,000	Carpentry/Masonry/Plastering/Painting		\$140,000
	Energy Management System		\$20,000	Energy Management System		\$20,000
	Dwelling Structures			Dwelling Structures		
	Tuckpointing/Brick Repair		\$120,000	Tuckpointing/Brick Repair		\$120,000
	Apartment Window Sill Repair/Caulking		\$50,000	Apartment Window Sill Repair/Caulking		\$50,000
	Pipe Insulation		\$50,000	Pipe Insulation		\$50,000
	Stair Repair/Replacement		\$100,000			
	Dwelling Equipment			Dwelling Equipment		
	Ranges & Refrigerators		\$20,000	Ranges & Refrigerators		\$20,000
	Non-Dwelling Structures					
	504 Handicapped Accessibility Compliance		\$10,000			
Subtotal of Estimated Cost, Booker T. Washington, Year 4			\$667,000	Subtotal of Estimated Cost, Booker T. Washington, Year 5		
				\$557,000		

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 FFY: 2002	Work Statement for Year 2 FFY: 2003			Work Statement for Year 3 FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>N.J. 9-04, Hudson Gardens</u>			<u>N.J. 9-04, Hudson Gardens</u>		
				Site Improvements/Utilities		
				Sewers: TV Survey/Cleaning		\$15,000
				Skilled Trades		
				Elevator/Electrical/Compactor		\$20,000
				Plumbing/Heating		\$75,000
				Carpentry/Masonry/Plastering/Painting		\$65,000
				Energy Management System		\$10,000
				Dwelling Structures		
				Apartment Window Replacement, Bldg. 4		\$275,000
				Pipe Insulation		\$30,000
				Fire Escapes: Replace, Refurb, Paint		\$10,000
			Dwelling Equipment			
			Ranges and Refrigerators		\$10,000	
			Non-Dwelling Structures			
			504 Handicapped Accessibility Compliance		\$10,000	
			After School Facilities & Mgmt. Office, Refurbishing and Equipment		\$310,000	
	Subtotal of Estimated Cost, Hudson Gardens, Year 2		\$815,000	Subtotal of Estimated Cost, Hudson Gardens, Year 3		\$590,000

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 FFY: 2002	Work Statement for Year 4 FFY: 2005			Work Statement for Year 5 FFY: 2006		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>N.J. 9-04, Hudson Gardens</u>			<u>N.J. 9-04, Hudson Gardens</u>		
	Skilled Trades			Skilled Trades		
	Elevator/Electrical/Compactor		\$20,000	Elevator/Electrical/Compactor		\$20,000
	Plumbing/Heating		\$75,000	Plumbing/Heating		\$75,000
	Carpentry/Masonry/Plastering/Painting		\$65,000	Carpentry/Masonry/Plastering/Painting		\$65,000
	Energy Management System		\$10,000	Energy Management System		\$10,000
	Dwelling Structures			Dwelling Structures		
	Apartment Tiling		\$10,000	Pipe Insulation		\$20,000
	Bathroom Modernization		\$15,000			
	Domestic Hot Water Tank Replacement		\$305,000			
	Pipe Insulation		\$30,000	Dwelling Equipment		
	Radiator Valves Trap/Element Replace		\$175,000	Ranges & Refrigerators		\$10,000
	Painting Hall/Stairs		\$10,000			
	Dwelling Equipment					
	Ranges & Refrigerators		\$10,000			
Subtotal of Estimated Cost, Hudson Gardens, Year 4			\$725,000	Subtotal of Estimated Cost, Hudson Gardens, Year 5		\$200,000

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 FFY: 2002	Work Statement for Year 2 FFY: 2003			Work Statement for Year 3 FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>N.J. 9-05, Holland Gardens</u>			<u>N.J. 9-05, Holland Gardens</u>		
	Site Improvements/Utilities			Site Improvements/Utilities		
	Site Improvements		\$100,000	Site Improvements		\$25,000
				Sewers: TV Survey/Cleaning		\$15,000
	Skilled Trades			Skilled Trades		
	Elevator/Electrical/Compactor		\$20,000	Elevator/Electrical/Compactor		\$20,000
	Plumbing/Heating		\$66,000	Plumbing/Heating		\$66,000
	Carpentry/Masonry/Plastering/Painting		\$100,000	Carpentry/Masonry/Plastering/Painting		\$100,000
	Energy Management System		\$10,000	Energy Management System		\$10,000
	Dwelling Structures			Dwelling Structures		
	Tuckpointing/Brick Repair		\$80,000	Tuckpointing/Brick Repair		\$80,000
	Pipe Insulation		\$40,000	Pipe Insulation		\$40,000
	Radiator Valves Trap/Element Replace		\$200,000	Fire Escapes: Replace, Refurb, Paint		\$25,000
				Lead Based Paint Testing/Abatement		\$35,000
	Dwelling Equipment			Dwelling Equipment		
Ranges & Refrigerators		\$10,000	Ranges & Refrigerators		\$10,000	
Subtotal of Estimated Cost, Holland Gardens, Year 2			\$626,000	Subtotal of Estimated Cost, Holland Gardens, Year 3		\$426,000

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 FFY: 2002	Work Statement for Year 4 FFY: 2005			Work Statement for Year 5 FFY: 2006		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>N.J. 9-05, Holland Gardens</u>			<u>N.J. 9-05, Holland Gardens</u>		
	Skilled Trades			Skilled Trades		
	Elevator/Electrical/Compactor		\$20,000	Elevator/Electrical/Compactor		\$20,000
	Plumbing/Heating		\$66,000	Plumbing/Heating		\$66,000
	Carpentry/Masonry/Plastering/Painting		\$120,000	Carpentry/Masonry/Plastering/Painting		\$120,000
	Energy Management System		\$10,000	Energy Management System		\$10,000
	Dwelling Structures			Dwelling Structures		
	Kitchen Modernization		\$150,000	Tuckpointing/Brick Repair		\$80,000
	Bathroom Modernization		\$25,000	Pipe Insulation		\$40,000
	Tuckpointing/Brick Repair		\$80,000			
	Hallway Windows		\$350,000			
	Pipe Insulation		\$40,000			
	Dwelling Equipment			Dwelling Equipment		
	Ranges & Refrigerators		\$10,000	Ranges & Refrigerators		\$10,000
	Non-Dwelling Structures					
Community Hall Refurb/Construction		\$10,000				
Subtotal of Estimated Cost, Holland Gardens, Year 4			\$881,000	Subtotal of Estimated Cost, Holland Gardens, Year 5		\$346,000

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 FFY: 2002	Work Statement for Year 2 FFY: 2003			Work Statement for Year 3 FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>N.J. 9-06, Montgomery Gardens</u>			<u>N.J. 9-06, Montgomery Gardens</u>		
	Site Improvements/Utilities			Site Improvements/Utilities		
	Site Improvements		\$100,000	Underground Utility: Steam/Return		\$200,000
	Underground Utility: Steam/Return		\$270,000			
	Skilled Trades			Skilled Trades		
	Elevator/Electrical/Compactor		\$170,000	Elevator/Electrical/Compactor		\$170,000
	Plumbing/Heating		\$143,000	Plumbing/Heating		\$143,000
	Carpentry/Masonry/Plastering/Painting		\$220,000	Carpentry/Masonry/Plastering/Painting		\$220,000
	Energy Management System		\$30,000	Energy Management System		\$30,000
	Dwelling Structures			Dwelling Structures		
	Kitchen Modernization		\$500,000	Kitchen Modernization		\$500,000
	Bathroom Modernization		\$100,000	Bathroom Modernization		\$100,000
	Boiler Upgrade		\$500,000	Pipe Insulation		\$40,000
	Boiler Room Stack/Breeching Repair		\$25,000	Gas Line Replacement: Basement Main/Risers		\$170,000
	Pipe Insulation		\$40,000	Lobby Design & Prototype		\$640,000
	Gas Line Replacement: Basement Main/Risers		\$170,000	Vent System Refurb Bath/Halls		\$200,000
	Lobby Design & Prototype		\$640,000			
	Elevator: Security Cameras (Pilot Program)		\$250,000			
	Dwelling Equipment			Dwelling Equipment		
	Ranges & Refrigerators		\$25,000	Ranges & Refrigerators		\$25,000
Non-Dwelling Structures						
504 Handicapped Accessibility Compliance		\$125,000				
Subtotal of Estimated Cost, Montgomery Gardens, Year 2			\$3,308,000	Subtotal of Estimated Cost, Montgomery Gardens, Year 3		
				\$2,438,000		

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 FFY: 2002	Work Statement for Year 4 FFY: 2005			Work Statement for Year 5 FFY: 2006		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>N.J. 9-06, Montgomery Gardens</u>			<u>N.J. 9-06, Montgomery Gardens</u>		
	Site Improvements/Utilities					
	Underground Utility: Steam/Return		\$350,000			
	Skilled Trades			Skilled Trades		
	Elevator/Electrical/Compactor		\$170,000	Elevator/Electrical/Compactor		\$170,000
	Plumbing/Heating		\$143,000	Plumbing/Heating		\$143,000
	Carpentry/Masonry/Plastering/Painting		\$220,000	Carpentry/Masonry/Plastering/Painting		\$220,000
	Energy Management System		\$30,000	Energy Management System		\$30,000
	Dwelling Structures			Dwelling Structures		
	Kitchen Modernization		\$300,000	Pipe Insulation		\$40,000
	Apartment Tiling		\$35,000	Lobby Design & Prototype		\$320,000
	Stairwell Tiling		\$15,000			
	Apartment Window Replacement		\$250,000			
	Pipe Insulation		\$40,000			
	Gas Line Replacement: Basement Main/Risers		\$170,000			
Lobby Design & Prototype		\$320,000				
Dwelling Equipment			Dwelling Equipment			
Ranges & Refrigerators		\$25,000	Ranges & Refrigerators		\$25,000	
Non-Dwelling Structures						
Community Hall Refurb		\$10,000				
504 Handicapped Accessibility Compliance		\$10,000				
Subtotal of Estimated Cost, Montgomery Gardens, Year 4			\$2,088,000	Subtotal of Estimated Cost, Montgomery Gardens, Year 5		\$948,000

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 FFY: 2002	Work Statement for Year 2 FFY: 2003			Work Statement for Year 3 FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>N.J. 9-07, Booker T. Washington Annex</u>			<u>N.J. 9-07, Booker T. Washington Annex</u>		
	Site Improvements/Utilities			Site Improvements/Utilities		
	Site Improvements		\$22,000	Sewers: TV Survey/Cleaning		\$30,000
	Skilled Trades			Skilled Trades		
	Elevator/Electrical/Compactor		\$5,000	Elevator/Electrical/Compactor		\$5,000
	Plumbing/Heating		\$48,000	Plumbing/Heating		\$48,000
	Carpentry/Masonry/Plastering/Painting		\$53,000	Carpentry/Masonry/Plastering/Painting		\$53,000
	Energy Management System		\$8,000	Energy Management System		\$8,000
	Dwelling Structures			Dwelling Structures		
	Kitchen Modernization, Bldgs. 8&9		\$120,000	Kitchen Modernization, Bldgs. 8&10		\$120,000
	Apartment Tiling		\$10,000	Apartment Tiling		\$10,000
	Tuckpointing/Brick Repair		\$120,000	Tuckpointing/Brick Repair		\$120,000
	Apartment Windows (Caulking/Sills)		\$50,000	Pipe Insulation		\$20,000
	Pipe Insulation		\$20,000			
	Fire Escapes: Replace, Refurb, Paint		\$10,000			
Dwelling Equipment			Dwelling Equipment			
Ranges & Refrigerators		\$5,000	Ranges & Refrigerators		\$5,000	
Subtotal of Estimated Cost, Booker T. Washington Annex, Year 2			\$471,000	Subtotal of Estimated Cost, Booker T. Washington Annex, Year 3		
				\$419,000		

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 FFY: 2002	Work Statement for Year 4 FFY: 2005			Work Statement for Year 5 FFY: 2006		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>N.J. 9-07, Booker T. Washington Annex</u>			<u>N.J. 9-07, Booker T. Washington Annex</u>		
	Site Improvements/Utilities Underground Utility: Steam/Return		\$225,000	Site Improvements/Utilities Underground Utility: Steam/Return		\$225,000
	Skilled Trades Elevator/Electrical/Compactor		\$5,000	Skilled Trades Elevator/Electrical/Compactor		\$5,000
	Plumbing/Heating		\$48,000	Plumbing/Heating		\$48,000
	Carpentry/Masonry/Plastering/Painting		\$63,000	Carpentry/Masonry/Plastering/Painting		\$63,000
	Energy Management System		\$8,000	Energy Management System		\$8,000
	Dwelling Structures Kitchen Modernization, Bldgs. 8&9		\$120,000	Dwelling Structures Pipe Insulation		\$20,000
	Apartment Tiling		\$30,000			
	Pipe Insulation		\$20,000			
	Dwelling Equipment Ranges & Refrigerators		\$5,000	Dwelling Equipment Ranges & Refrigerators		\$5,000
Subtotal of Estimated Cost, Booker T. Washington Annex, Year 4			\$524,000	Subtotal of Estimated Cost, Booker T. Washington Annex, Year 5		
				\$374,000		

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 FFY: 2002	Work Statement for Year 2 FFY: 2003			Work Statement for Year 3 FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>N.J. 9-09, A. Harry Moore</u>			<u>N.J. 9-09, A. Harry Moore</u>		
	Dwelling Structures Demolition and Associated Relocation and Refurbishment Costs		\$2,400,000	Dwelling Structures Demolition and Associated Relocation and Refurbishment Costs		\$2,400,000
	Subtotal of Estimated Cost, A. Harry Moore, Year 2		\$2,400,000	Subtotal of Estimated Cost, A. Harry Moore, Year 3		\$2,400,000

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 FFY: 2002	Work Statement for Year 4 FFY: 2005			Work Statement for Year 5 FFY: 2006			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>N.J. 9-09, A. Harry Moore</u>			<u>N.J. 9-09, A. Harry Moore</u>			
	Subtotal of Estimated Cost, A. Harry Moore, Year 4			\$0	Subtotal of Estimated Cost, A. Harry Moore, Year 5		

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 FFY: 2002	Work Statement for Year 2 FFY: 2003			Work Statement for Year 3 FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>N.J. 9-10, Curries Woods</u>			<u>N.J. 9-10, Curries Woods</u>		
	Site Improvements/Utilities Site Improvements		\$100,000			
	Skilled Trades Carpentry/Masonry/Plastering/Painting		\$30,000	Dwelling Structures Painting Apartments		\$20,000
	Dwelling Structures Demolition, Bldg. 2		\$850,000			
	Subtotal of Estimated Cost, Curries Woods, Year 2		\$980,000	Subtotal of Estimated Cost, Curries Woods, Year 3		\$20,000

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 FFY: 2002	Work Statement for Year 4 FFY: 2005			Work Statement for Year 5 FFY: 2006		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>N.J. 9-10, Curries Woods</u>			<u>N.J. 9-10, Curries Woods</u>		
	Site Improvements/Utilities Site Improvements		\$25,000			
	Skilled Trades Carpentry/Masonry/Plastering/Painting		\$40,000	Skilled Trades Carpentry/Masonry/Plastering/Painting		\$40,000
	Dwelling Structures Bathroom Modernization		\$10,000			
	Non-Dwelling Structures Community Hall Refurb/Construction 504 Handicapped Accessibility Compliance		\$40,000 \$100,000			
	Subtotal of Estimated Cost, Curries Woods, Year 4		\$215,000	Subtotal of Estimated Cost, Curries Woods, Year 5		\$40,000

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 FFY: 2002	Work Statement for Year 2 FFY: 2003			Work Statement for Year 3 FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>N.J. 9-11, Berry Gardens I & II</u>			<u>N.J. 9-11, Berry Gardens I & II</u>		
	Site Improvements/Utilities					
	Sewers: TV Survey/Cleaning		\$8,000			
	Skilled Trades			Skilled Trades		
	Elevator/Electrical/Compactor		\$35,000	Elevator/Electrical/Compactor		\$35,000
	Plumbing/Heating		\$66,000	Plumbing/Heating		\$66,000
	Carpentry/Masonry/Plastering/Painting		\$90,000	Carpentry/Masonry/Plastering/Painting		\$80,000
	Energy Management System		\$5,000	Energy Management System		\$5,000
	Dwelling Structures			Dwelling Structures		
	Kitchen Modernization		\$250,000	Kitchen Modernization		\$250,000
	Bathroom Modernization		\$150,000	Bathroom Modernization		\$150,000
	Apartment Window/Partial Replacement		\$750,000	Apartment Window/Partial Replacement		\$750,000
	Pipe Insulation		\$80,000	Electric: Hall Distribution Panels		\$15,000
	Asbestos Removal: Hallway/Apartments		\$120,000	Pipe Insulation		\$80,000
	Painting Hall/Stair		\$20,000			
	Elevator Cab Replacement-92 Danforth		\$300,000			
	Vent System Refurb Baths/Halls		\$145,000			
	Fire Pump Refurb		\$135,000			
	Dwelling Equipment			Dwelling Equipment		
	Ranges & Refrigerators		\$10,000	Ranges & Refrigerators		\$10,000
Subtotal of Estimated Cost, Berry Gardens, Year 2			\$2,164,000	Subtotal of Estimated Cost, Berry Gardens, Year 3		\$1,441,000

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 FFY: 2002	Work Statement for Year 4 FFY: 2005			Work Statement for Year 5 FFY: 2006		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>N.J. 9-11, Berry Gardens I & II</u>			<u>N.J. 9-11, Berry Gardens I & II</u>		
	Site Improvements/Utilities Sewers: TV Survey/Cleaning		\$8,000			
	Skilled Trades Elevator/Electrical/Compactor		\$35,000	Skilled Trades Elevator/Electrical/Compactor		\$35,000
	Plumbing/Heating		\$66,000	Plumbing/Heating		\$66,000
	Carpentry/Masonry/Plastering/Painting		\$60,000	Carpentry/Masonry/Plastering/Painting		\$60,000
	Energy Management System		\$5,000	Energy Management System		\$5,000
	Dwelling Structures Kitchen Modernization		\$250,000	Dwelling Structures Bathroom Modernization		\$150,000
	Bathroom Modernization		\$150,000			
	Apartment Tiling		\$10,000			
	Hallway Windows		\$400,000			
Dwelling Equipment Ranges & Refrigerators		\$10,000	Dwelling Equipment Ranges & Refrigerators		\$10,000	
Subtotal of Estimated Cost, Berry Gardens, Year 4			\$994,000	Subtotal of Estimated Cost, Berry Gardens, Year 5		
				\$326,000		

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 FFY: 2002	Work Statement for Year 2 FFY: 2003			Work Statement for Year 3 FFY: 2004			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>N.J. 9-14, Thomas J. Stewart Apts.</u>			<u>N.J. 9-14, Thomas J. Stewart Apts.</u>			
	Skilled Trades			Skilled Trades			
	Elevator/Electrical/Compactor		\$5,000	Elevator/Electrical/Compactor		\$5,000	
	Plumbing/Heating		\$8,000	Plumbing/Heating		\$8,000	
	Carpentry/Masonry/Plastering/Painting		\$50,000	Carpentry/Masonry/Plastering/Painting		\$40,000	
	Dwelling Equipment			Dwelling Equipment			
	Ranges & Refrigerators		\$5,000	Ranges & Refrigerators		\$5,000	
	Non-Dwelling Structures						
	504 Handicapped Accessibility Compliance		\$10,000				
	Subtotal of Estimated Cost, Thomas J. Stewart, Year 2			\$78,000	Subtotal of Estimated Cost, Thomas J. Stewart, Year 3		

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 FFY: 2002	Work Statement for Year 4 FFY: 2005			Work Statement for Year 5 FFY: 2006			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>N.J. 9-14, Thomas J. Stewart Apts.</u>			<u>N.J. 9-14, Thomas J. Stewart Apts.</u>			
	Skilled Trades			Skilled Trades			
	Elevator/Electrical/Compactor		\$5,000	Elevator/Electrical/Compactor		\$5,000	
	Plumbing/Heating		\$8,000	Plumbing/Heating		\$8,000	
	Carpentry/Masonry/Plastering/Painting		\$50,000	Carpentry/Masonry/Plastering/Painting		\$50,000	
	Dwelling Structures						
	Apartment Tiling		\$180,000				
	Dwelling Equipment			Dwelling Equipment			
	Ranges & Refrigerators		\$5,000	Ranges & Refrigerators		\$5,000	
	Non-Dwelling Structures						
504 Handicapped Accessibility Compliance		\$25,000					
Subtotal of Estimated Cost, Thomas J. Stewart, Year 4			\$273,000	Subtotal of Estimated Cost, Thomas J. Stewart, Year 5			\$68,000

form HUD-52834 (10/96)
ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 FFY: 2002	Work Statement for Year 2 FFY: 2003			Work Statement for Year 3 FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>N.J. 9-15/18, Berry Gardens III & IV</u>			<u>N.J. 9-15/18, Berry Gardens III & IV</u>		
	Skilled Trades			Skilled Trades		
	Elevator/Electrical/Compactor		\$15,000	Elevator/Electrical/Compactor		\$15,000
	Plumbing/Heating		\$21,000	Plumbing/Heating		\$121,000
	Carpentry/Masonry/Plastering/Painting		\$35,000	Carpentry/Masonry/Plastering/Painting		\$35,000
	Dwelling Structures			Dwelling Structures		
	Apartment/Hallway Floor Refurb		\$10,000	Kitchen Modernization		\$20,000
	Dwelling Equipment			Dwelling Equipment		
	Ranges & Refrigerators		\$5,000	Ranges & Refrigerators		\$5,000
	Subtotal of Estimated Cost, Berry Gardens, Year 2			\$86,000	Subtotal of Estimated Cost, Berry Gardens, Year 3	
				\$196,000		

form HUD-52834 (10/96)
ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 FFY: 2002	Work Statement for Year 4 FFY: 2005			Work Statement for Year 5 FFY: 2006			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>N.J. 9-15/18, Berry Gardens III & IV</u>			<u>N.J. 9-15/18, Berry Gardens III & IV</u>			
	Skilled Trades			Skilled Trades			
	Elevator/Electrical/Compactor		\$15,000	Elevator/Electrical/Compactor		\$15,000	
	Plumbing/Heating		\$121,000	Plumbing/Heating		\$121,000	
	Carpentry/Masonry/Plastering/Painting		\$35,000	Carpentry/Masonry/Plastering/Painting		\$35,000	
			Dwelling Structures				
			Kitchen Modernization		\$20,000		
Subtotal of Estimated Cost, Berry Gardens, Year 4			\$171,000	Subtotal of Estimated Cost, Berry Gardens, Year 5			\$191,000

form HUD-52834 (10/96)
ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 FFY: 2002	Work Statement for Year 2 FFY: 2003			Work Statement for Year 3 FFY: 2004			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>N.J. 9-20, Dwight Street Homes</u>			<u>N.J. 9-20, Dwight Street Homes</u>			
	Site Improvements/Utilities			Site Improvements/Utilities			
	Site Improvements		\$25,000	Site Improvements		\$5,000	
	Skilled Trades			Skilled Trades			
	Elevator/Electrical/Compactor		\$3,000	Elevator/Electrical/Compactor		\$3,000	
	Plumbing/Heating		\$5,000	Plumbing/Heating		\$5,000	
	Carpentry/Masonry/Plastering/Painting		\$15,000	Carpentry/Masonry/Plastering/Painting		\$15,000	
	Dwelling Structures			Dwelling Equipment			
	Kitchen Modernization		\$5,000	Ranges & Refrigerators		\$2,000	
	Bathroom Modernization		\$3,000				
Domestic Hot Water Heaters		\$8,000					
Dwelling Equipment							
Ranges & Refrigerators		\$2,000					
Subtotal of Estimated Cost, Dwight Street, Year 2			\$66,000	Subtotal of Estimated Cost, Dwight Street, Year 3			\$30,000

form HUD-52834 (10/96)
ref. Handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages-Work Activities

Work Statement for Year 1 FFY: 2002	Work Statement for Year 4 FFY: 2005			Work Statement for Year 5 FFY: 2006			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>N.J. 9-20, Dwight Street Homes</u>			<u>N.J. 9-20, Dwight Street Homes</u>			
	Site Improvements/Utilities						
	Site Improvements		\$10,000				
	Skilled Trades			Skilled Trades			
	Elevator/Electrical/Compactor		\$3,000	Elevator/Electrical/Compactor		\$3,000	
	Plumbing/Heating		\$5,000	Plumbing/Heating		\$5,000	
	Carpentry/Masonry/Plastering/Painting		\$15,000	Carpentry/Masonry/Plastering/Painting		\$15,000	
	Dwelling Structures			Dwelling Equipment			
	Kitchen Modernization		\$10,000	Ranges & Refrigerators		\$2,000	
	Roof Repair/Siding		\$10,000				
Dwelling Equipment							
Ranges & Refrigerators		\$2,000					
Subtotal of Estimated Cost, Dwight Street, Year 4			\$55,000	Subtotal of Estimated Cost, Dwight Street, Year 5			\$25,000

form HUD-52834 (10/96)
ref. Handbook 7485.3

BACKGROUND AND INTRODUCTION TO THE AGENCY PLAN:

In October, 1998, Congress passed the Quality Housing and Work Responsibility Act of 1998, which requires that all public housing agencies develop a Five Year and Annual Agency Plan, and in February, 1999, the United States Department of Housing and Urban Development (HUD) promulgated rules regarding the Agency Plan.

As a first step toward complying with the Agency Plan mandate, the JCHA, at the March 3rd, 1999 Board of Commissioners Meeting, presented its Strategic Goals (Five Year Plan) for Board review and consideration. In cooperation with its Resident Advisory Board, and in conjunction with the Consolidated Plan for Jersey City, the JCHA developed a Five Year Strategic and Annual Agency Plan which was formally submitted to HUD on January 15, 2000 and approved by HUD on June 9, 2000.

In accordance with HUD rules, the JCHA now reviews and revises the Agency Plan for each fiscal year. The following plan represents the official Agency Plan for the year April 1, 2002 through March 31, 2003.

Resident Consultation:

HUD's rules regarding the Agency Plan required that PHAs form a Resident Advisory Board to review the proposed policies and to give comments regarding the provisions of the Agency Plan. During the months of September through December, 2001, the JCHA has conducted a series of four meetings to review the Agency Plan with the Resident Advisory Board (RAB) which is comprised of three resident representatives from each public housing development, and representatives from its Rental Assistance Program (who meet separately since there are different issues). At the RAB meetings, the JCHA's draft policies were presented and discussed in order to receive comments and suggestions from the resident representatives.

HUD Template for the Agency Plan and Attachments:

On July 30th, 1999, HUD issued a Notice advising PHAs of the requirement to follow a specific template form for the submission of the Agency Plan. The following Agency Plan is organized according to the required format, which is primarily in the form of “multiple choice” questions.

In addition to answering the questions, the JCHA has also made numerous references to supporting documents that give more detailed information about the topics in the Plan. In most cases, the supporting documents are attached herein following each respective section. In cases where the attachment is a large document, it is in a separate binder. (Please see the table of contents for the complete list of attachment binders that are available for review at the JCHA’s Central Office).

Public Comments and Public Hearing:

The Draft Agency Plan was made available for public review at the JCHA’s Central Office and all Site Offices on October 19, 2001. (See addresses below).

A Public Hearing regarding the Agency Plan was held during the regular JCHA Board of Commissioners Meeting on December 5, 2001. After due consideration of the comments received through December 15th and at the Public Hearing, the JCHA Board of Commissioners will formally adopt the Agency Plan at the January 9th, 2002 regular Board Meeting.

Additional Copies of the Agency Plan:

Additional copies of this Agency Plan are also available at the Management Offices at the following public housing developments and Rental Assistance Program Office:

- Lafayette Gardens: 52 Ash Street
- Marion Gardens: 57 Dales Avenue
- Booker T. Washington Apts.: 200 Colden Street
- Hudson Gardens: 514 Newark Avenue
- Holland Gardens: 241 16th Street
- Montgomery Gardens: 563 Montgomery Street
- A. Harry Moore Apts.: 324 Duncan Avenue
- Curries Woods: 3 New Heckman Drive
- Berry Gardens: 92 Danforth Avenue
- Thomas J. Stewart Apts: 88-92 Erie Street
- Rental Assistance Office: 514 Newark Avenue

IMPORTANT NOTICE:

Notwithstanding the degree to which plans are specified and/or included in the JCHA Agency Plan, the Jersey City Housing Authority reserves its right to exercise, to the fullest extent authorized by law, the rights granted to a Public Housing Agency, enumerated under Section 13 of the Housing Act of 1937, as amended most recently by the Quality Housing and Work Responsibility Act of 1998.

STRATEGIC GOALS

All elements of the Annual Plan are in context of and consistent with the JCHA's five year Strategic Goals, including:

PRIMARY GOALS

- I. Revitalize Distressed "Projects" and Build New Communities
- II. Dramatically Improve Existing Site Conditions
- III. Promote and Enforce Resident Responsibility
- IV. Promote and Support Resident Self-Sufficiency
- V. Improve and Expand Senior Citizen Housing Opportunities
- VI. Maximize Participant & Neighborhood Results of Rental Assistance Programs
- VII. Achieve Greater Financial Stability
- VII. Ensure Civil Rights & Fair Housing Opportunities

SUPPORTIVE GOALS

- IX. Augment Staff training and Development
- X. Enhance and Expand Management Information Systems
- XI. Broaden and Foster Agency Communications

ANNUAL PLAN

HUD-required Annual Plan elements include descriptions, plans, policies and practices of the following areas of JCHA management and operations:

A. Housing Need and Response (Section 1)

This Section of the Plan emphasizes that, as is the case nation-wide, in Jersey City only one of four lower-income households who need public and assisted housing actually receive housing assistance. The Agency Plan (and City Consolidated Plan) data reflects widening gaps between households' lower incomes and escalating private sector housing costs and between housing needs and the supply of affordable housing. These disparities are unambiguously reflected in waiting lists for public housing and rental assistance (Housing Vouchers) which have grown into the multiple thousands, while annual turnover of existing affordable units remains in the low hundreds and construction of new affordable units remains in the hundreds. In turn, the JCHA Agency Plan reflects JCHA efforts to aggressively pursue policies and practices which preserve sound, existing affordable housing, strive to turn about and/or replace distressed housing, and maximize opportunities for creating additional affordable housing.

B. Financial Resources and Audit (Sections 2 & 16)

The Financial Section offers a review of JCHA existing and prospective financial resources, including: 1.) Sources and uses for public housing operations, capital improvements (Capital Fund Program), reconstruction of distressed “projects” and building new developments (HOPE VI), and special housing related, supplemental and supportive services, e.g., security, after school tutorial programs, trade apprenticeships and welfare-to-work self sufficiency initiatives; and 2.) Sources and uses for the JCHA’s extensive rental assistance (Housing Vouchers) Programs, including: at large vouchers, project-based, special group set asides, replacement housing and private sector project-based contract oversight. The Agency Plan makes clear that JCHA financial resources are primarily provided from federal sources through HUD, but more recently include and prospectively will include increased leveraging of non-federal revenues from local and State governments and attract private sector investments, primarily through HUD’s HOPE VI Program.

The Agency Plan especially and clearly depicts for the public housing program the high degree of dependence upon (inadequate and declining) federal operating subsidy appropriations; the JCHA overwhelmingly serves a very low income population whose rent paying capacity is limited by law and economic reality to far less than the cost of reasonable operations. In turn, the Agency Plan calls for the JCHA and its public housing communities to begin to reduce that dependence and generate a greater proportion of needed revenues from its own sources (especially resident rents), primarily by promoting a gradual transition to resident communities with a much broader range of incomes and sources of income.

For all JCHA financial resources (however inadequate), the Plan also confirms through HUD-required Independent Public Audit (IPA) references that JCHA financial statements fairly and accurately represent the JCHA’s financial situation and that JCHA internal controls and accounting practices are sufficient to ensure financial integrity, public accountability for public funds and systems to avoid fraud and financial abuse.

C. Applicant Eligibility, Selection and Admissions (Section 3)

This Section of the Plan demonstrates that new JCHA policies and practices regarding selection of new public housing residents and rental assistance program participants clearly reflect and support JCHA Strategic Goals. Specific examples include: “local preferences” for working families and families working toward economic self sufficiency, using new local preferences to forward deconcentration of very low income households, rigorous applicant screening to ensure that new residents and housing voucher recipients will be “good neighbors”, and site-based marketing and waiting lists for new HOPE VI and all existing public housing developments. (Note: all related admissions policies are in compliance with the QHWR “income targeting” provisions.)

**D. Rent Determination, Operations, Management, Grievances and Pet Policies
(Sections 4, 5, 6 & 14)**

These Sections of the Plan explain the “nuts and bolts” of JCHA day-to-day Management, as well as new approaches to site management intended to forward JCHA new directions and Strategic Goals.

The Plan describes basic, continuing rules for setting resident rents (e.g., limited to 30% of annual adjusted income) through implementation of requirements of the QHWR Act to which forward JCHA Strategic Goals. Specific examples include: “flat (private-market compared) rents” as a replacement for ceiling rents, minimum rents at \$50/mo., a one year 100% exemption from rent determination consideration of new income from new employment, and a prohibition against any rent reductions due to income loss because of welfare (TANF) sanctions.

The Plan highlights the apartment repairs (work order) reporting and completion system which targets completion of all the needed repairs in an apartment at the time of semi-annual Site Manager inspections, a preventive maintenance (vs. tenant complaint driven) approach. The new approach is intended to raise and maintain new, much higher standards for apartment conditions and for JCHA staff and resident accountability for reaching and maintaining the new standards.

The Plan also includes extensive preventive maintenance systems for all safety, heating, mechanical, electrical and structural systems, including third party contract maintenance and regular management follow up and system evaluation.

The plan further includes:

- Adding a third-party Hearing Officer for all resident Grievance Hearings;
- Rules for residents who choose to exercise their new right to have a household pet, including a limit of one pet/household, \$100 maintenance deposit, and ensuring compliance with City ordinances for licensing, waste disposal and pet control;
- Approaches to pest control, including monthly extermination by State-licensed JCHA staff, newly specified resident responsibilities and special technical assistance to ensure effective pest control methods and extermination materials.

A. Capital Improvements, Asset Management, Demolition and Reconstruction of Distressed “Projects”, New Developments and “Elderly Only” Designations (Sections 7, 8, 9 & 17)

These sections of the Agency Plan outline the JCHA’s short and long term plans for the future directions and dispositions of the JCHA’s existing and planned public housing, and more recently, homeownership transition and mixed income developments. The Plan describes:

- The Curries Woods HOPE VI Revitalization Plan, specifically: On site–density reduction (including high rise demolition) and reconstruction of a new lower-density townhouse community, with intensive resident self-sufficiency, site management and supplemental security initiatives; and Off Site – two new developments, one of which will be new public housing developed by private sector turnkey developers which will be gradually transitioned into first time homeownership (with State mortgage assistance), and one mixed-income, mixed finance development built with private sector partners and leveraged private sector investments and to be managed by a private sector management firm;
- A recently HUD-approved HOPE VI Revitalization Program for Lafayette Gardens (a \$34M Application was approved in 2001) and developing a Revitalization Plan for A. Harry Moore Apartments.
- Continued Capital Fund (capital improvements) upgrading, modernization and rehabilitation for the balance of JCHA developments, subject to “Asset Management” (cost - benefit analysis) and long term viability analysis and evaluations;
- Gaining “Elderly Only” designations for the JCHA’s three existing senior citizen developments and planning the development of a new senior citizen, assisted living development, in conjunction with a HOPE VI program.

A. Special Programs – Self Sufficiency, Security, Homeownership and Community Service (Sections 11, 12, & 13)

These Sections of the Plan describe the JCHA’s housing related and supportive service programs. Specific initiatives described are:

- Self-Sufficiency – including: under the HOPE VI Programs, results-oriented Case Management offering resident skills assessments, employment preparation, private and public sector job linkages and follow up for all residents making the transition from welfare and/or unemployment to work, on-site early childhood and after school education programs, computer training through college interns and computer access for resumes and job searches, especially for younger adults; transfer of lessons learned to all JCHA resident organizations representing all JCHA family developments; in partnership with local private sector unions, resident trade apprenticeships; general management policies and practices which promote and support resident self sufficiency efforts and results.
- Security and Anti-Crime – including: strong partnership with the JCPD; on-duty Community Service Officers assigned to JCHA developments; supplemental off-duty site-based and rotating JCPD officers; resident organization and Housing Manager input and feedback; detailed crime incident tracking; rigorous “One Strike and You’re Out” tenancy case follow-up of JCPD arrests; after school programs including homework assistance, Board of Education tutoring, DARE programs, and Boys and Girls Club athletic leagues; (limited) social service intervention into particularly problematic family situations; security oriented design and capital improvements, ranging from the new lobby monitors (3 New Heckman) and vehicular access guard booth at Curries Woods to improved security lighting at all developments.
- Homeownership – including: Dwight Street Homes (Phase I) public housing to homeownership transition, new HOPE VI developments beginning as public housing and then transitioned into homeownership, State partnerships for low interest - low down payment mortgages, a partnership with the City of Jersey City for the JCHA to sell bonds and create a fund for first time homeowners including JCHA public housing residents, State-funded homeownership counseling and exploring the potential for rental assistance program participants to utilize Housing Vouchers to transition into homeownership.

A. Civil Rights Certifications and Compliance (Section 15)

The Plan finally provides certifications that all JCHA policies and practices are and will continue to be in compliance with all federal and State civil rights, equal opportunity, non-discrimination, fair housing and affirmative marketing statutes, executive orders, rules and regulations.

Jersey City Housing Authority

**Strategic Goals
2000**

“Building a Partnership with Communities”

Mission Statement

The Mission of the Jersey City Housing Authority is to offer and provide qualified lower income families and senior citizens with the best opportunities for affordable housing within reasonably safe, working communities. These opportunities will significantly contribute to families achieving and sustaining economic self-sufficiency and to senior citizens and persons with disabilities sustaining independent living.

In achieving our Mission, the JCHA is committed to:

Public service which reflects the highest standards of personal integrity, professional performance, public accountability and a “Do what is necessary to get the job done” approach to our work;

Promoting reciprocal responsibility on the part of the residents of JCHA public housing, mixed-income and affordable housing developments and rental assistance program participants;

Growing partnerships with site resident and neighborhood organizations, local and state governments, private sector developers and property owners and supportive service providers;

Making substantial contributions towards creating and sustaining urban communities which offer all citizens growing opportunities for creating better lives on common ground with more than a bit of human dignity, and

Doing the above in the full spirit of all civil rights and non-discrimination laws and of affirmatively furthering fair housing opportunities.

Primary Goals

- I. Transform Distressed “Projects” and Build New Communities with Economic Diversity and Homeownership Opportunities
- II. Dramatically Improve Existing Site Conditions
- III. Promote and Enforce Resident Responsibility
- IV. Promote and Support Resident Self-Sufficiency
- V. Improve and Expand Senior Citizen Housing Opportunities, Especially for Continued Independent Living
- VI. Maximize Participant & Neighborhood Results of Rental Assistance Programs
- VII. Achieve Greater Financial Stability
- VIII. Ensure Civil Rights & Fair Housing Opportunities

I. Transform Distressed “Projects” and Build New Communities ...

Dramatic Physical and Social Revitalization of Curries Woods (HOPE VI):

Radically transform the dangerous, obsolete, severely distressed, and poverty concentrated Curries Woods high-rise public housing project. Create a new, safe, lower density, working community on site, with much greater economic diversity, reflective of sound, stable private sector neighborhoods throughout Jersey City. Do so through HUD’s HOPE VI Program, including:

Complete Physical Redesign:

Reduce on-site density from 712 units to 300 units; demolish six of the seven existing high rise buildings; build 200 new, well designed, durable townhouses on site, with individual front and back yards; redesign and convert one high rise for occupancy by senior citizens and persons with disabilities; completely redesign site grounds, minimizing “public” (uncontrollable) space and maximizing private space, and engender resident control and accountability, as well as cost effective management. Implement the transformation in five stages to minimize off-site displacement and to ensure that residents in good standing are the direct beneficiaries of the revitalization enterprise.

Unequivocal Demographic Transformation:

Decrease high concentrations of welfare-dependant families and create a mixed income population with much greater income diversity, including a clear majority of employed families. Do so, not by displacement of residents in good standing, but rather by providing intensive one-on-one case management, supporting resident self-sufficiency efforts, creating linkages to not-for-profit and private sector education, job training, employment and career opportunities. Include on-site pre-school day care, pre-K classes and after school programs. Enforce management and security policies, which reflect high standards for physical conditions and require reciprocal resident responsibility.

I. ... Build New Communities with Economic Diversity ...

Build A New Mixed Income Community - a HOPE VI Community of Opportunity

Build Lafayette Village, comprised of 124 new, attractive, affordable townhouses and 10 new one-family homeownership units designed to foster high standards of conditions, reciprocal resident responsibility, site safety and cost efficiencies. This HOPE VI Community is located across the street from the JCHA's Lafayette Gardens public housing development (HOPE VI 2001 site), within the City's Lafayette Park Redevelopment Area, adjacent to the City's Morris Canal Redevelopment Area and six blocks from Jersey City's "Wall Street West" waterfront.

Ensure mixed income character inclusive of lower income, moderate income and market rate income families, with rents ranging from 30% of income through market rents up to \$1,000/month. Admissions preference will be given to lower income families who have gained employment or have taken clear affirmative steps toward sustainable economic self-sufficiency. The townhouses occupied by market, moderate and lower income residents will be interspersed and indistinguishable.

Develop Lafayette Village with a private sector development partner, McCormack, Baron & Assoc., (St. Louis, MO.) and with the essential redevelopment and financial support of the City of Jersey City. Secure grants and financing from multiple sources, especially using federal HOPE VI funds to leverage New Jersey State allocation of federal tax credits and tax exempt State bonds (NJHMFA) and affordable housing grants (NJDCA).

Create a model for affordable housing in which residents are not isolated from, but are an integral part of the broader community and positively contribute to neighborhood redevelopment, reinvestment, stability and growth.

I. ... Build New (HOPE VI) Communities with Homeownership Opportunities ...

Build New Affordable (HOPE VI) Housing, Enhance Neighborhood Redevelopment and Reinvestment and Transition into First Time Homeownership.

Build Dwight Street Homes, approximately 130 new, affordable, attractive townhouses, with private front and back yards, reflective of and exceeding housing quality standards of the existing, predominantly homeowner occupied neighborhood. Initial development will be through the public housing program, with initial occupancy by lower income renters, some of whom wish to become and are financially capable of becoming first time homeowners, i.e., with current incomes of between 65% - 80% of area median income.

Demonstrate that the new, quality public housing and carefully screened, new public housing residents are an integral part of the Dwight Street neighborhood, reflect unequivocal neighborhood improvement, promote neighborhood reinvestment and additional redevelopment and overall positive spillover effects.

Transition qualified initial renters into first time homeownership opportunities through homeownership counseling, affordable sales pricing, lower down payments and interest rates, obtained through leveraged State homeownership program opportunities.

Build upon the experience gained in Dwight Street Homes and in partnership with private developers, the City and State to create additional, equivalent homeownership opportunities in other Jersey City neighborhoods, through new HOPE VI Revitalization Plans.

I. ...Transform Distressed “Projects” and Build New Communities

Implement the Lafayette Gardens and Morris Canal/Lafayette Park HOPE VI Revitalization Program

The JCHA, in partnership with the site and neighborhood resident organizations, the City of Jersey City and private sector Master Planner and Development Teams, developed a comprehensive Revitalization Plan and a successful grant application in the 2001 National HOPE VI competition.

Implement a Plan that includes the demolition and revitalization of current Lafayette Gardens and the development of mixed-income communities in three distinct areas of the Morris Canal/Lafayette Park area and inclusive of a mixed-finance, 84-unit Senior Living Center. Capitalize on Jersey City waterfront redevelopment expansion and ensure that Lafayette Gardens and neighborhood residents are afforded greatly improved housing choices and affirmative opportunities to participate in the area’s economic potential.

Develop a HOPE VI Revitalization Plan for A. Harry Moore Apartments

The A. Harry Moore Apartments, the JCHA’s largest and most distressed public housing development, is in need of comprehensive revitalization, primarily through HUD’s HOPE VI Program. Procure a Master Planner and Development Team to explore off-site development options and to develop a comprehensive HOPE VI Revitalization Plan in partnership with the site resident organization, adjacent neighborhood organizations, the City of Jersey City and not for profit support service providers. Continue the HUD-approved and funded high rise building demolition and site density reduction.

II. Dramatically Improve Existing Site Conditions

Dramatically improve the physical conditions of existing JCHA developments to meet new and higher standards which reflect good quality, attractive, market-rate housing and working neighborhoods in Jersey City.

Resident and Site Safety

Take regular, affirmative actions to ensure that all site safety systems are in good working order at all times, especially fire safety, (e.g., apartment and townhouse smoke alarms). Ensure that apartment, townhouse and site conditions offer a safe environment for residents, visitors and staff.

Apartment and Townhouse Conditions

Ensure that all JCHA apartments and townhouses are in good, clean and safe condition. Ensure that the JCHA's new and better standards are applied and enforced equally for all apartments and townhouses. Do so through a new and intensified semi-annual (and as needed) inspection and repair completion system which emphasizes: market housing condition standards (vs. "the projects"), preventative maintenance (vs. chasing resident complaints), and resident responsibility for good housekeeping.

Operating Systems

Ensure that mechanical, structural and fire safety systems at each development are in good working order and in compliance with all applicable building codes and standards.

Site Appearance

Dramatically improve the overall external appearance and cleanliness of each JCHA development, including site entryways and grounds, building exteriors and common areas. Within physical and financial limits, strive to reflect good quality, attractive, market rate housing and working neighborhoods in Jersey City. Conversely, ensure that JCHA developments do not reflect the negative stereotype of "the projects". We can and must do much better!

III. Promote and Enforce Resident Responsibility

Promote, support and enforce clear, fair and higher standards of resident responsibility to dramatically improve the physical and social conditions of JCHA public and affordable housing communities.

Good Neighbors Lease Enforcement

Rigorously enforce residential lease requirements, which ensure that the actions of family members and guests respect the rights of other residents to live in a safe and peaceful environment. Clearly communicate, gain broad understanding of and vigorously enforce federal and State “One Strike and You’re Out” principles, policies and lease provisions.

Program Integrity and Fairness

Consistently and fairly enforce all Residential Lease provisions. Rigorously enforce rules, which limit occupancy to only authorized household members, require accurate income reporting and timely rent payments. Promote rules, which support resident self-sufficiency efforts, while reducing resident and JCHA dependence upon federal subsidies.

IV. Promote and Support Resident Self-Sufficiency

Increase the proportion of working families throughout public housing communities. Do so by promoting and supporting residents' efforts to gain, sustain and improve employment.

Curries Woods "Welfare to Work"

Achieve the demographic transformation planned under the Curries Woods HOPE VI Revitalization Plan. Specifically, increase the number of existing site families who gain, sustain and improve their employment status and decrease the proportion of families who are assisted under Temporary Aid to Needy Families (TANF).

Expand HOPE VI Self-Sufficiency opportunities beyond Curries Woods to new and potential sites – Lafayette Gardens and A. Harry Moore Apartments.

Section 3 and Trade Apprenticeships

Meeting the JCHA's local hiring and resident employment goals (in accordance with Section 3 of the Housing Act), including Trade Apprenticeships, for all revitalization, new construction and capital improvement work throughout the JCHA. For the residents who perform well, coordinate the effort so as to substantially exceed the typical short-term nature of "Section 3" employment opportunities, including transition into full-time employment.

V. Improve and Expand Senior Citizen Affordable Housing Opportunities, Especially for Continued Independent Living

Enhance the quality of affordable housing opportunities for continued independent living and related supportive services for the growing JCHA senior citizen resident population.

Needs and Resources Assessment

Increase, improve and expand JCHA knowledge of elderly residents' housing situations and supportive service needs, and of the availability, accessibility and quality of elderly services provided through public and not-for-profit entities in the community.

Supportive Services and Linkages

Increase, improve and expand access to "assisted living" service providers who offer housekeeping, nutrition and medical services at senior housing sites. Strengthen linkages to supportive services available in the community for elderly residents at all public housing communities.

Revitalize Existing and Build New Elderly Developments

Pursue comprehensive physical upgrading of existing elderly housing, including gaining federal designation as "elderly only" developments, accommodating persons with disabilities and ensuring resident security and safety. Build new development(s) with private sector partners, especially related to "HOPE VI" Programs; include assisted living services and mixed-finance funding.

Enhance Resident-to-Resident and Family Communications

Create, promote and support many diverse opportunities for our seniors to interact with each other, their own families and non-elderly neighbors interested in providing assistance, informal learning exchanges and simple companionship. Do so through informal social settings, formal programs, and special events.

VI. Maximize Participant and Neighborhood Results of Rental Assistance Programs

Provide eligible and responsible families and senior citizens with Rental Assistance (Section 8 Certificates and Vouchers) to gain safe and standard privately-owned housing to the fullest extent feasible, and ensure that the rental assistance positively contributes to the stability of the neighborhoods into which Program recipients move.

Achieve Program Mandates

Substantially improve the housing opportunities and physical and economic circumstances for eligible lower income families and senior citizens through effectively providing rental assistance within the rules and regulations of the Rental Assistance Programs and of the JCHA Administrative Plan.

Good Neighbor Initiative

Ensure that the rental assistance provided not only improves the housing conditions of lower income families and senior citizens, but also positively contributes to the stability of the neighborhoods into which Section 8 Rental Assistance Program recipients move.

Mainstream Program for Persons with Disabilities

Expand housing assistance opportunities and counseling for persons with disabilities to increase successful leasing of appropriate privately-owned housing by persons with disabilities, especially for persons requiring wheelchair accessible apartments.

Self-Sufficiency Initiative Preferences

Ensure that preferences and related support is given to families who are working toward self-sufficiency through employment, training and/or education initiatives and to seniors and persons with disabilities.

Program Integrity

Ensure that internal controls for program integrity minimize the opportunity for fraud and incidents of fraud and abuse. Do so to ensure that only eligible and responsible applicants, participants and owners receive the benefits of the Rental Assistance Program.

VII. Achieve Greater Financial Stability

Improve financial stability and prospects by controlling increases in operating expenses, increasing non-federal revenue, thereby reducing dependence upon (declining) federal assistance. Do so while maintaining current service levels and pursuing Strategic Goals.

Reduce Public Housing Operating Expenses

Control the rate of expense increase, (while not reducing housing service levels). For non-utility expenses, hold the rate of increase to just below the HUD annual inflation factor. For utilities expenses, ensure that energy consumption (adjusted for degree days) is reduced by 2%/year and is proportional to overall unit demolitions and new construction and that utility expenses deriving from air conditioners and other tenant-provided appliances are offset by charging and enforcing reasonable user fees.

Explore Operating (especially non-federal) Revenues

Ensure that all existing sources of operating revenues, e.g., resident rents, interest income, third party rentals and operating subsidies are maximized, especially taking into account HUD's new Operating Fund rules. Pursue new sources of operating revenues and special grants, especially opportunities for non-federal fund leveraging, e.g., State of New Jersey, private sector partnership-investments and innovative financing opportunities. Take appropriate actions to prevent and pursue income-reporting fraud.

Asset Management Resource Allocation

Ensure JCHA limited resources (financial and human) are allocated toward people, places and programs through which the JCHA Mission and Strategic Goals can and will be most effectively accomplished. Invest in and for Goal achievement.

VIII. Ensure Civil Rights & Fair Housing Opportunities

The JCHA shall: carry out all strategic goals and objectives in conformance with all applicable civil rights requirements; affirmatively ensure equal opportunity to all JCHA housing and related programs; and affirmatively further fair housing to encourage diversity and promote broad and fair housing choices and opportunities.

Civil Rights Certification

The JCHA duly certifies that we have planned and shall implement all strategic goals and objectives in conformance with all applicable civil rights, non-discrimination and fair housing executive orders, statutes, rules and regulations of federal and New Jersey State governments and with local government ordinances.

Equal Opportunity and Fair Housing Certification

The JCHA further certifies that we have planned and shall implement all strategic goals and objectives, in a fashion which: promotes fair and broad housing choices and opportunities; encourages all forms of diversity; pursues program outreach to special needs groups (e.g., persons with disabilities, the elderly, and underrepresented groups or persons); ensures physical accessibility, modifications, adaptability and visitability to the greatest extent possible; contributes to the deconcentration of poverty and communicates to the community the benefits of affirmatively furthering fair housing and all forms of diversity. Related actions include site selection, design, construction, rehabilitation, marketing, unit assignment, management and resident self-sufficiency initiatives throughout all JCHA programs.

Supportive Goals

JCHA Primary Goals must be supported by key internal organizational directions and actions. These directions and actions are presented as the JCHA's Supportive Goals. These Goals are not intended to be all-inclusive, but rather to focus JCHA actions on those organizational areas which require particular attention.

IX. Augment Staff Training and Development

Enhance the current skill level, abilities and job performance of JCHA employees. Do so by increasing and improving staff training opportunities, expanding the use of existing staff to provide peer training, and implementing longer-term approaches to increase staff flexibility and productivity.

X. Enhance Management Information Systems

Substantially upgrade and expand the JCHA's Management Information Systems so as to more effectively and efficiently gather, access, share, analyze, and use available data in order to better achieve JCHA Strategic Goals

XI. Broaden and Foster Agency Communications

Increase and improve communications throughout the JCHA at all organizational levels and with site residents. Do so by promoting "team building" approaches to setting expectations, resources allocation, problem solving and performance evaluation.

Executive Summary

The Jersey City Housing Authority has applied to the U.S. Department of Housing and Urban Development for a highly competitive, \$34,140,000 HOPE VI Revitalization Grant. The intent of the “HOPE VI” Program (Housing Opportunities for People Everywhere) is to replace severely distressed public housing with attractive, mixed-income (not poverty concentrated) communities. HOPE VI redevelopment must positively contribute to broader neighborhood stability and growth and revitalization sustainability. (HUD is expected to make its grant award decisions by late August-early September, 2001).

INTRODUCTION AND PROGRAM OBJECTIVES

The Jersey City Housing Authority HOPE VI Revitalization Plan for the Lafayette Gardens and Morris Canal/Lafayette Park neighborhood shall:

- ❖ **End the isolation** of the low-income families and senior citizens living in Lafayette Gardens - a too dense, too dangerous, poverty concentrated, physically obsolete public housing “project”.
- ❖ Offer Lafayette Gardens residents new and **greatly improved housing choices**, especially in more livable, newly built, mixed income HOPE VI redevelopment areas within the surrounding Morris Canal/Lafayette Park neighborhood - 1/2 mile from the spectacular Jersey City Hudson River waterfront!
- ❖ Ensure that the residents of Lafayette Gardens have **affirmative opportunities** to participate in the extraordinary economic growth of Jersey City’s waterfront revitalization. Ensure that not so well off public housing and neighborhood residents are **not left behind!**
- ❖ Capitalize on waterfront redevelopment expansion into nearby neighborhoods. With the City and private sector development partners, and with consistent input from Lafayette Gardens and neighborhood residents, **revitalize and redevelop** three distinct areas within the surrounding neighborhood. In full accord with the already adopted Morris Canal/Lafayette Park Redevelopment Plan and HUD’s Neighborhood Revitalization Strategy Area Plan, build 850 new high quality homes - **250 for homeownership, both affordable and market rate, and 600 mixed income rental units, including 142 for senior citizens**, with assisted living services.

LAFAYETTE GARDENS AND MORRIS CANAL/LAFAYETTE PARK HOPE VI NEIGHBORHOOD
REVITALIZATION PLAN



LAFAYETTE GARDENS AND MORRIS CANAL/LAFAYETTE PARK HOPE VI NEIGHBORHOOD REVITALIZATION PLAN

Include:

Public Housing Revitalization of the current Lafayette Gardens through the complete demolition of the existing 492 dwelling unit public housing project; and comprehensive on-site redevelopment of a new mixed income community, to be renamed “Downtown Gateway” - 218 new town homes (153 rental and 65 homeownership) and a new 82 unit senior citizen living center with assisted living services.

Neighborhood Redevelopment of two strategically located off-site areas within the Morris Canal/Lafayette Park neighborhood, “Liberty Gateway” and “Morris Canal Gateway”. The redevelopment areas will boarder exciting Liberty State Park and Science Center entranceways and new charter schools, anchor local park renovations and capitalize on new light rail transit system stations. Specifically, build 550 new residential units - 365 mixed income rental and 185 homeownership, both affordable and market rate.

- ❖ Ensure that all new, HOPE VI developments offer a **great mix of incomes and housing types** creating both affordable and sustainable neighborhoods. Ensure that all HOPE VI new homes reflect the best of Jersey City’s diverse and historic architecture, seamlessly blended into stable neighborhood settings.
- ❖ Ensure that dramatic physical transformation is fully complimented by **equivalent social and economic transformation**. Include: a) early childhood education and after school programs, b) extensive direction toward and support of resident economic self sufficiency initiatives, c) senior citizen independent living and “aging in place” facilities and assisted living services, and d) significant and diverse first time homeownership opportunities.
- ❖ **Leverage** \$147.5M of other public and private sector investments to maximize the impact of the \$34,140,000 HOPE VI grant.
- ❖ **Create a national model of dramatic, dynamic and sustainable neighborhood revitalization.**



RESOLUTION APPROVING THE JCHA'S FIVE YEAR STRATEGIC AND ANNUAL OPERATING AGENCY PLAN FOR PUBLIC HOUSING AND RENTAL ASSISTANCE PROGRAMS, PURSUANT TO REQUIREMENTS OF THE QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998

WHEREAS, in October, 1998, Congress passed the Quality Housing and Work Responsibility Act, which requires all Public Housing Agencies to develop a Five-Year Strategic and Annual Operating Agency Plan (referred to as the "Agency Plan"); and

WHEREAS, in the Fall of 1999, the JCHA, in cooperation with its Resident Advisory Board and coordinated with the Consolidated Plan for Jersey City, developed a Five Year Strategic and Annual Operating Agency Plan which was formally approved by HUD on June 9, 2000; and

WHEREAS, the JCHA finds it important to review and is required by QHWRA and HUD rules to review its Agency Plan each year and submit an updated Plan in January; and

WHEREAS, the JCHA has revised the JCHA Agency Plan and has drafted all appropriate and necessary amendments to the Plan; and

WHEREAS, the Resident Advisory Board met in four formal meetings during the last three months to discuss and review updating the JCHA Agency Plan; and

WHEREAS, the Agency Plan must also be consistent with the Consolidated Plan and the JCHA has consulted with city officials accordingly; and

WHEREAS, in conformance with QHWRA and HUD requirements, the draft Agency Plan was made available for public review and comment on October 19, 2001 (copies were available at the JCHA's Central Office and Rental Assistance Program offices and at all JCHA site offices); and

RESOLUTION APPROVING THE JCHA'S FIVE YEAR
STRATEGIC & ANNUAL OPERATING AGENCY
PLAN FOR PUBLIC HOUSING & RENTAL
ASSISTANCE PROGRAMS
PAGE 2 OF 2

WHEREAS, a Public Notice was published on October 19, 2001 which announced the JCHA's regular Board Meeting on December 5, 2001 to be a Public Hearing to review the Agency Plan and take additional comments from the Board members, JCHA site residents, JCHA program participants and the public; and

WHEREAS, the draft Agency Plan was formally introduced at the Public Meeting portion of Board of Commissioners' meeting on December 5th, 2001 and Commissioners, Resident Advisory Board Representatives and staff were given the opportunity to make further comments and suggestions, and comment on the extent to which the Agency Plan introduced adequately reflected the results of the Resident Advisory Board work sessions; and

WHEREAS, a Public Notice was published on November 23, 2001 which announced the JCHA's regular Board Meeting on January 9, 2002 to be a Public Hearing for the final review of the Agency Plan; and

WHEREAS, the attached PHA Five-Year Strategic and Annual Operating Agency Plan incorporates all required HUD components and meets all HUD rules and regulations regarding the Agency Plan and reflects the invaluable input of the Resident Advisory Board and Board of Commissioners; and

WHEREAS, HUD rules require that the Agency Plan be (electronically) transmitted to HUD on January 15, 2002, (seventy five days before the JCHA's fiscal year of April 1, 2002):

NOW THEREFORE BE IT RESOLVED, by the JCHA's Board of Commissioners, that the attached updated PHA Five-Year Strategic and Annual Operating Agency Plan (or "Agency Plan") be formally adopted and approved for submission to the U.S. Department of Housing and Urban Development on or before January 15, 2002.

Robert J. Rigby
Secretary/Executive Director

S E A L